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BOROUGH OF ELMWOOD PARK  
PLANNING BOARD

WEDNESDAY, DECEMBER 13, 2024  
TAKEN PLACE: Municipal Building  
Elmwood Park, New Jersey  
Commencing at 7:34 PM

BEFORE: The Planning Board of  
Elmwood Park

- JEFFREY FREITAG, CHAIRMAN
- MAYOR ROBERT COLLETTI, Member
- COUNCILMAN FASOLO, Member
- JOSEPH BENIAMINI, Member
- ANTONIO CASTELBUONO, Member
- ROMANO INTRIERI, Absent
- JOSEPH MULLIGAN, Member
- MYLES GARVEY, Member
- CARL ROBERTS, Member
- ROBERT ELDER, Member
- ANDREW TISELLANO, Member
- ERIC SAIMSON, Member

ALSO PRESENT:  
JOHN A. CONTE, JR., ESQ.,  
ATTORNEY TO THE BOARD  
CARRIE PARETTI, SECRETARY

MINUTES PREPARED BY:  
BETH CALDERONE  
CERTIFIED COURT REPORTER  
75 Ottawa Avenue  
Hasbrouck Heights, NJ 07604  
(201) 982-5157  
Email-Calderone2000@aol.com

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DECEMBER 13, 2024  
ELMWOOD PARK PLANNING BOARD

Chairman Freitag called the Regular meeting of the Elmwood Park Planning Board to order, according to the Open Public Meeting Act, DECEMBER 13, 2024 @7:34 PM

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FLAG SALUTE  
\*\*\*\*\*

MINUTES: NOVEMBER 8, 2023 - Motion offered to accept minutes by J. Mulligan, second by R. Elder to approve the minutes as submitted. Members voted Unanimously to accept the minutes as submitted

APPROVED AS SUBMITTED  
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RESOLUTION:  
P23-004  
OHM THEORY, LLC  
Urvesh Patel  
213 Route 46  
Block 1706, Lot 1  
CLASS 5 Retail Cannabis  
SITE PLAN

Motion offered by R. Elder, second by Councilman Fasolo to approve the Resolution as written.

ALL MEMBERS UNANIMOUSLY VOTE IN THE AFFIRMATIVE (APPROVED)

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BUSINESS C.O. APPLICATION  
B23-046 JOHN KAPAS  
435 River Drive  
Block 603, Lot 44  
TENANT:  
KERIA FAMILY CORPORATION

David Scilieri, Esq., on behalf of the applicant requested the matter to be carried to the January 10, 2024 meeting date.

APPROVED UNANIMOUSLY IN THE AFFIRMATIVE: APPLICATION CARRIED TO JANUARY 10, 2024 APPROVED

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BUSINESS C.O. APPLICATION  
B23-070  
103-105 Broadway, LLC  
105 Broadway  
Block 126, Lot 4  
TENANT: TEE CEE'S FRIED CHICKEN

Applicant is appearing before the board on the application for a CCO, Continued Certificate of Occupancy, for his startup business, a small business with its intended use for take-out food, fast foot fried chicken and shrimp. This will be a take out establishment only. No dining on the premises. Hours of operation 8:00 AM -10:00 PM. The space is approximately 320 square feet. Architectural and engineering plans were provided within the application.

Applicant Taysir Sheika, owner, stipulated to no seating inside the premises. Off street parking only. Refuse is stored on the side of the building in a dumpster that is adequate. The applicant will be in compliance with all fire and safety codes. Grease traps will be installed.

NO PUBLIC IN FAVOR OR IN OPPOSITION  
Councilman Fasolo offered a Motion to Approve, second by R. Elder.

ROLL CALL  
Mayor Colletti: Yes.  
Councilman Fasolo: Yes.  
J. Beniamini: Yes.  
A. Castelbuono: Yes.  
M. Garvey: Yes.  
R. Elder: Yes.  
J. Mulligan: Yes.  
A. Tisellano: Yes.  
Chairman Freitag: Yes

(APPROVED)

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1 BUSINESS C.O. APPLICATION:  
B23-074  
2 95 Broadway, LLC  
95 Broadway  
3 Block 126, Lot 2  
TENANT: BABA TIKKA CORP.

4  
5 David Scilieri, Esq., on behalf of  
the applicant.

Mohammed Shahid, applicant.  
6 Wasif Jafary

7 Applicant requests to open a  
restaurant located at 95 Broadway, Store 34C within  
the strip mall. The applicant stated the old  
8 certificate of occupancy was for a restaurant  
issued back in 2008 and it will remain the same  
9 use, a permitted use.

10 Hours of operation of the restaurant  
will be Monday - Thursday, 11:00 AM to 10:00 PM.  
Friday and Saturday, 11:00 AM to 11:00 PM, and  
11 Sunday 9:00 AM to 9:00 PM. The Highest number of  
employees on a shift will be four. Application  
12 package submitted detailed plan drawings from the  
engineer regarding the interior renovation.

13 The applicant is seeking up to 18  
customers, less than the previous restaurant use  
14 with 24 patrons.

15 The refuse dumpster is in the rear  
of the building and the applicant will hire a  
private hauler to remove the refuse daily.

16 Applicant will keep the existing  
sized signage and location.

17  
18 NO PUBLIC IN FAVOR OR IN OPPOSITION

19 Councilman Fasolo offered a Motion  
to Approve as submitted, second by R. Elder.

20 ROLL CALL  
Mayor Colletti: Yes.  
21 Councilman Fasolo: Yes.  
J. Beniamini: Yes.  
22 A. Castelbuono: Yes.  
M. Garvey: Yes.  
23 R. Elder: Yes.  
J. Mulligan: Yes.  
24 A. Tisellano: Yes.  
Chairman Freitag: Yes

25

(APPROVED)

1 BUSINESS C.O. APPLICATION  
B23-076  
2 FRANK D'ARRIGO  
440 Market Street  
3 Block 1410, Lot 5  
TENANT: GLOBAL HEALTH EMS  
4

5 GERALD NISIVOC CIA, ESQ., on behalf  
of the applicant

6 Victor Rongon, applicant.

Frank D'Arrigo, property owner.

7 Property owner, F. D'Arrigo, applied  
for a CCO for an existing tenant since 2014 with  
8 parking of vehicles. The applicant has a ambulatory  
transport company. There is 43 overall parking  
9 spaces located on the property. Mr. Rondon, the  
applicant requires ten transportation vehicles  
10 allotted parking spaces, and stated ten spaces are  
adequate for his vehicle parking. Three spaces,  
11 less than what was allotted by the property owner  
for his parking of transportation vehicles. The  
12 proposed use is a permitted use in the CG zone.

Seven staff employees. The  
13 transportation vehicles will be parked overnight.  
When the seven employees arrive in the morning  
14 hours, the drivers swap their personal vehicle with  
the transportation vehicle, and go on their way.  
15 Same as when they return in the evening.

The van spots will be marked spaces.  
16 Days of operation, seven days a week. Applicant  
stipulated to no parking of employee vehicles or  
17 transportation vehicles parked on any side streets.  
Parking will all be on site.

18 NO PUBLIC PORTION IN FAVOR OR  
OPPOSITION

19 R. Elder offered motion to approve,  
second by Councilman Fasolo.

20 ROLL CALL:

Mayor Colletti: Yes.

21 Councilman Fasolo: Yes.

J. Beniamini: Yes.

22 A. Castelbuono: Yes.

M. Garvey: Yes.

23 R. Elder: Yes.

J. Mulligan: Yes.

24 A. Tisellano: Yes.

Chairman Freitag: Yes.

25 (APPROVED)

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DISCUSSION:

P23-005 CannaVibes, LLC  
Linda Solana  
1 Route 46 Block 1207, Lot 11  
Site Plan Approval for Class 5  
micro-business cannabis retailer.

(DEEMED INCOMPLETE)

Applicant will need to submit documents to the officials, prior to meeting, such as the checklist and drawings required for review. Applicant is carrying the application to January 10, 2024 meeting.

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CALENDAR OF DATES:  
PLANNING BOARD MEETINGS DATES 2024  
(APPROVED BY UNANIMOUS VOTE)

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RESOLUTION:

P234-004 OHM THEORY, LLC  
URVES PATEL 213 Route 46  
Block 1706, Lot 1

R. Elder offered to accept Resolution as written, second by Councilman Fasolo.

(APPROVED) UNANIMOUSLY TO ACCEPT RESOLUTION AS (WRITTEN.

-----  
RESOLUTION:  
(RECONSIDERATION REQUEST)

P23-003  
GARDEN CANNABIS DISPENSARY, LLC  
265 Route 46  
Block 1705, Lot 2  
Site Plan approval for retail store  
Licensed Class 5 Cannabis Retail

Applicant is seeking and requesting a reconsideration of the board's denial decision on the Garden Cannabis Dispensary application heard in November.

1                   Prior to the Planning board voting  
 2 on the Resolution, applicant has requested and is  
 3 seeking board approval to allow additional  
 4 testimony to be put forth to the board, showing the  
 5 strict conditions/restrictions/limitations with  
 6 respect to the ingress into the site from various  
 7 directions. Applicant extended the Board the  
 8 statutory timeframe. Applicant will return January  
 9 10, 2024 with plans for review seeking a  
 10 reconsideration.

11                   R. Elder offers a motion to carry  
 12 the Resolution, Second by Councilman Fasolo.

13                   (AAPPROVED) UNANIMOUSLY TO CARRY  
 14 RESOLUTION FOR REVIEW)

15 -----

16                   NO FURTHER BUSINESS BEFORE THE  
 17 PLANNING BOARD.  
 18 MEETING ADJOURNED BY UNANIMOUS VOTE  
 19 @8:45 PM