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BOROUGH OF ELMWOOD PARK
PLANNING BOARD

WEDNESDAY, JANUARY 10, 2024
TAKEN PLACE: Municipal Building
Elmwood Park, New Jersey
Commencing at 7:30 PM

REORGANIZATION MEETING
REGULAR MEETING

BEFORE: The Planning Board of
Elmwood Park

MEMBERS PRESENT:
JEFFREY FREITAG, CHAIRMAN
MAYOR ROBERT COLLETTI
COUNCILWOMAN THERESA SHERIDAN
JOSEPH BENIAMINI, Absent
ANTONIO CASTELBUONO, Member
ROMANO INTRIERI, Member
JOSEPH MULLIGAN, Absent
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
JOHN CHAYKO, BOARD ENGINEER

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

1 JANUARY 10, 2024
2 ELMWOOD PARK PLANNING BOARD
3 REORGANIZATION

4 MEETING called to ORDER of the
5 Elmwood Park Planning Board, according to the Open
6 Public Meeting Act, JANUARY 10, 2024 @7:30 PM

7 *****
8 FLAG SALUTE
9 *****
10 REORGANIZATION MEETING

11 APPOINTMENTS:
12
13 CHAIRMAN - A. Tisellano nominated
14 Jeff Freitag second by R. Elder.
15 NOMINATION ACCEPTED AND APPROVED

16 VICE CHAIRMAN A. Tisellano nominated
17 A. Castelbuono, second by Mayor Coletti.
18 NOMINATION ACCEPTED AND APPROVED

19 APPOINTMENT OF ATTORNEY:
20 Joseph A. Conte, Jr., Esq.,
21 Offered by R. Elder, second by M.
22 Garvey.
23 APPROVED

24 APPOINTMENT OF ENGINEER
25 BOSWELL ENGINEERING offered by A.
26 Castelbuono, second R Elder.
27 APPROVED

28 APPOINTMENT OF CERTIFIED COURT
29 REPORTER: Beth Calderone, CCR
30 Offered by R. Elder, second by A.
31 Castelbuono,
32 APPROVED

33 APPOINTMENT OF SECERTARY
34 Carrie Paretta
35 Offered by R. Elder, second by A.
36 Castelbuono for secretary APPROVED.

37 -----
38 MEMBERS A. Tisellano, Carl Roberts,
39 A. Castelbuono, took the oath of Planning Board
40 Members

41 RE-ORGANIZATION MEETING CLOSED

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BOROUGH OF ELMWOOD PARK
PLANNING BOARD

WEDNESDAY, JANUARY 10, 2024
TAKEN PLACE: Municipal Building
Elmwood Park, New Jersey

BEFORE: The Planning Board of
Elmwood Park

MEMBERS PRESENT:
JEFFREY FREITAG, CHAIRMAN
MAYOR ROBERT COLLETTI
COUNCILWOMAN THERESA SHERIDAN
JOSEPH BENIAMINI, Absent
ANTONIO CASTELBUONO, Member
ROMANO INTRIERI, Member
JOSEPH MULLIGAN, Absent
MYLES GARVEY, Member
CARL ROBERTS, Member
ROBERT ELDER, Member
ANDREW TISELLANO, Member
ERIC SAIMSON, Member

ALSO PRESENT:
JOHN A. CONTE, JR., ESQ.,
CARRIE PARETTI, SECRETARY
JOHN CHAYKO, Board Engineer

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JANUARY 10, 2024
ELMWOOD PARK PLANNING BOARD
REGULAR MEETING

MEETING called to ORDER of the Elmwood Park Planning Board to order, according to the Open Public Meeting Act, JANUARY 10, 2024 @7:50 PM

MINUTES OF DECEMBER 13, 2023 were offered for approval, second by M. Garvey.
(APPROVED)

AGENDA:

P23-005 Canna Vibes, LLC
Linda Solna
1 Route 46
Block 1207, Lot 11
Site Plan Approval for Class 5, Micro-business cannabis retailer.
Chirali Patel, Esq., on behalf of the applicant.
CannaVibes received a conditional license from the New Jersey Cannabis Regulatory Commission June 30, 2022, and also an approval from the Borough of Elmwood. The Borough of Elmwood Park voted in the affirmative, and provided a Resolution of support in 2023 for the approved sale of cannabis.

The application is a micro-business retail sales of cannabis, which is a permitted conditional use in the CG zone.

Steven Lazarus, Architect, 16 Highwood Avenue, Englewood, New Jersey walked the board through the plans submitted, including the interior, the security, the outside fencing, parking, equipment and signage, including the dumpster area shown on the left end of the parking lot. There will be 17 designated parking spaces allocated for the cannabis store in this small strip of stores.

The micro-business requires 2,500 square feet of physical transactional sales floor. Areas such as storage room, bathrooms, employee break room, do not count towards the 2,500 square feet.

1 The entrance is off of Route 46
2 West. A check-in desk upon entering the premises
3 of the micro-business, is a mandate by the State of
New Jersey where valid licenses are required to
enter for age verification.

4 Orders are placed by the patron on a
Kisok and the orders and pre-orders will be
5 received, after payment, then the product will be
6 given to the customer. Product is kept in the rear
of the premises in a secured and locked vault.
Product is not on display. There will be no usage
of product in or around the facility.

7
8 -----
Questions/concerns from the public
9 related to security and additional traffic.

10 Hours of operations are in
11 compliance with the ordinance, Monday through
12 Sunday, 8:00 AM to 10:00 PM. The Camera system has
realtime live feed connection with the CRC at all
times, and realtime visual connection with the
Elmwood Park Police Department.

13 A. Tisellano offers a motion to
approve as submitted, second by R. Elder.

14 ROLL CALL:

Mayor Colletti: Yes.

Councilwoman Sheridan: Aye.

15 R. Intrieri: Aye.

A. Castelbuono: Aye.

16 M. Garvey: No.

R. Elder: Yes.

17 A. Tisellano: Yes.

E SAIMSON: Yes.

18 CHAIRMAN FREITAG: Yes.

19 APPLICATION APPROVED
20 -----

P23-006 ElmPARK, LLC

401-407 Route 46

21 Block 1808

22 Lots 7 & 9

23 Site Plan approval for Residential
4-story apartment building.

24 HENRY WALENTOWICZ, ESQ., on behalf
of the applicant

25

1 Yogesh Mistry, 350 Clark Drive, Budd
2 Lake, New Jersey, Architect walked the board
3 through the proposed project, stating the vacant
4 banquet facility and adjoining residence will be
5 demolished and the property is the subject of the
6 application for residential development.

7 Drawings submitted, dated November
8 13, 2023, consists of a four-story apartment
9 proposal over a one-story parking garage. A total
10 of 93 parking spaces are provided which includes
11 the EV spaces as per code. Parking will be provided
12 in the underneath parking garage area and surface
13 parking.

14 The application proposes a total of
15 58 apartment units with key fob access the
16 building. This is a rental project of 50, one
17 bedroom units and 8, two bedroom units, which is
18 consistent with the April 2023 Redevelopment Plan
19 that was approved for this site by the Mayor and
20 Council. Most of the traffic will enter off of
21 Route 46.

22 Plans showd the entrance to the
23 interior of the building, with a mailroom,
24 elevator, lobby area, fire stairs. The existing
25 house towards Henry Street will be demolished.

There were discussions regarding the
height of the building, number of stories, height
being out of character with the surrounding area.
The visitor parking, ratio of apartments to the
parking supply.

The applicant will comply with the
fire official's concerns regarding fire safety and
clearance in the rear of the building.

PUBLIC CONCERNS

Safety concerns, increased traffic,
unattended building lobby, inadequate parking
supply for the proposal, storm water, drainage, and
sewer backups in the area.

THOMAS STEARNS, Civil Engineer
prepared the site plan dated, July 29, 2022.
Recently revised November 1, 2023.

Application is consistent with the
redevelopment plan permitting this type of use. The
application considers the requirements and elements
of the approved redevelopment plan. Delivery trucks
to the site have a dedicated loading area for small
deliveries, or the UPS, FedEx deliveries can park
in a parking spot on site.

1 The building will have a sprinkler
2 system, fire-rated stairwells on both sides and
3 will provide the property fire line and water
4 supply line as per the fire codes.

5 Percolation tests will be performed
6 as well as water pressure tests. A storm water
7 infiltration system will be installed to capture
8 the runoff and the applicant will keep their main
9 system on site, instead of tying into Meyers
10 Street, which was a concern to the residents in the
11 area due to lower water pressure or flooding. DOT
12 approval is needed.

13 The site and the building were
14 designed according to the requirements of the
15 redevelopment Plan.

16 William Stimmel, Planner, testified
17 the proposal is an established multi-family
18 permitted use in the Redevelopment zone. There are
19 no variances requested to justify, no use variance
20 being requested, stating the redevelopment plan was
21 adopted by the municipality and the applicant
22 submitted an application with a plan that
23 represents what was in the redevelopment plan
24 adopted by the Mayor and Council.

25 Section 6.0 Zoning Permitted Uses.
Section 6.082, there is only one permitted use,
multi-family. Residential multi-family.
Everything is prohibited.

 Mayor Colletti made recommendations
to the developer/applicant stating the main thrust
or prolem to the project is the height, suggesting
removing a floor to provide adequate parking for
the residents and visitors.

 Applicant stated that they will take
everything into consideration, and requested some
additional time to review, and requested the matter
to be carried to February 14, 2024 for continued
review and hearing. Applicant waives any statutory
time requirements.

 ALL MEMBERS UNANIMOUSLY APPROVED THE
REQUEST TO CARRY THE APPLICATION TO FEBRUARY 14,
2024.

RESOLUTIONS:
P23-003 Gardeb Cabbabus Dispensary,
LLC 265 Route 46
Block 1705, Lot 2
SITE PLAN CANNAABIS RETAIL CLASS 5
RESOLUTION CARRIED to February 15,
2024.

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RESOLUTION B23-070
103-105 Broadway, LLC
TENANT: Tee Cee's Fried Chicken and
Shrimp
Motion offered by Elder, second by
Castebuono, to accept Resolution as written
APPROVED AS WRITTEN

RESOLUTION:
B23-074 95 Broadway
TENANT: Baba Tikka Corp.
Motion offered by Saimson, Second by
Elder to accept the Resolution as written.
APPROVED

B23-076 Frank D'Arrigo
440 Market Street
TENANT: Global Health EMS
Motion offered by Elder, Second by
Castelbuono to accept Resolution as written
APPROVED

NO FURTHER BUSINESS BEFORE THE
BOARD, the PLANNING BOARD OF ELMWOOD PARK ADJOURNED
(@11:00 PM)