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BOROUGH OF ELMWOOD PARK
PLANNING BOARD

WEDNESDAY, MAY 8, 2024
TAKEN PLACE: Municipal Building
Elmwood Park, New Jersey
Commencing at 7:32 PM

MEMBERS PRESENT:

JEFFREY FREITAG, CHAIRMAN
MAYOR ROBERT COLLETTI
COUNCILWOMAN THERESA SHERIDAN
ANTONIO CASTELBUONO, Member
ROMANO INTRIERI, Member
JOSEPH MULLIGAN, Member
MYLES GARVEY, 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

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MAY 8, 2024

ELMWOOD PARK PLANNING BOARD

MEETING called to ORDER of the Elmwood Park Planning Board, by Chairman Jeff Freitag according to the Open Public Meeting Act, MAY 8, 2024, 2024 @7:32 PM

FLAG SALUTE

MINUTES: APRIL 10, 2024

Moved by R. Elder, second by M. Garvey. Approved unanimously

MINUTES APPROVED AS WRITTEN

CONTINUATION OF APPLICATION
P24-002 Culture Craft Cannabis

Collective, LLC.

48 Bushes Lane.
Block 1106, Lot 11

Application for site plan approval and conditional use of Class 1 Cultivating and Class 2 manufacturing cannabis micro-business and variance for front yard setback.

The Class I Cultivating and Class 2 Manufacturing proposed application has been before the board for a work session and public meeting. The applicant returned this evening with revisions to the site plan, incorporating all of the concerns/comments from the public. This is a permitted conditional use application.

Site Plan revisions, safety and security plan updated documents were submitted to the board.

The property has a total of 5.3 acres, existing property consists of most impervious ground coverage with building and parking with residential properties in the rear and nearby area.

The applicant is seeking a variance for front yard setback for proposed fencing within the front yard setback.

1 Parking striping, submitted ADA
2 parking shown in the plan, curb stops and emergency
3 generator, and parking area to be protected by
4 bollards.

5 Applicant responded to public
6 comment showing the roof drains, downspout
7 locations to control any runoff and stipulating
8 that no runoff will go onto any adjacent property
9 as per code. The revised site plan added curb
10 stops and stated the proposed fence adjacent to
11 Bushes Lane will meet the fire official's request
12 for emergency access. Roof drains on the building
13 will be repaired. The generator will be located in
14 the appropriate location.

15 The unused loading bay will be
16 sealed near the closet doorway. The Applicant's
17 lease will state that the applicant and/or landlord
18 will maintain the sump pump and clean out inlets
19 for efficient drainage.

20 The site plan added the missing
21 signature approval. Applicant is providing the five
22 foot width sidewalk access. Push bar on doors.
23 Access and egress is within compliant code.

24 Diesel or natural gas for the
25 generator. The plans show roof drains draining
away from any other property. There will be
added/improved macadam on the site, and the
fence/gate for emergency entrance or exit is in
compliance. Trucks/cars have the ability to
maneuver on site. FCC hook up will be installed
with no parking sign. Property will be cleaned of
debris. Bollards will be installed for safety and
details are shown.

The structure of the building was
discussed, the roof was installed before the
applicant signed the lease. Applicant blocked two
windows blocking the light from neighbors.

Any employee hired to work the
operations in the facility will go thorough
background checks. Applicant will have various
shifts in order to accommodate parking for
employees during the peak hours of the business.

Security personnel on site is aware
when any visitor/employee enters the property, and
greeted by the security personnel.

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1 Stringent restrictions regarding the
2 odor/emissions and are contained within the
3 building. There is no odor emanating from any
4 window or door. LED lighting will be used.

5 All these best methods and practices
6 are under regulatory review by the Cannabis
7 Regulatory Commission with stringent guidelines to
8 be adhered to.

9 The Cannabis Board from the State of
10 New Jersey will come in and inspect the
11 property/business. When CO is issued, town official
12 will walk the property with the fire official.

13 PUBLIC COMMENTS/CONCERNS

14 Quality of life of neighboring
15 property owners and value of property is a concern.

16 Noise levels from generator and
17 flooding in the area. Substantial increase in
18 traffic volume and inadequate parking.

19 Concerns regarding the fence/gate,
20 applicant reassured the public it is to prevent
21 trespassers from entering and/or roaming the
22 property/perimeter. The concern regarding the
23 concrete along the perimeter of the building will
24 be repaired.

25 An abundance of security cameras on
site enables the State of New Jersey to have live
feed 24/7 at all times. The cameras will be focused
downwards, not facing any neighboring properties
causing a privacy concern.

Expert testimony stated there will
be no smell, odors. The installation of the
charcoal filter mitigation system regulated by the
State is adequate and in compliance. Periodic
unannounced inspections by the State at any time.

An additional concern raised by a
member of the public that the revisions should have
been on file ten days prior to the public meeting
to give the public the right and opportunity to
review.

Health concerns regarding exposure
from chemicals to the outdoor air. Applicant
reiterated there are no harmful toxic chemicals in
the cultivation process. It is safe for their
employees, and no adverse impact. The board will
rely on the extensive expert testimony regarding
the State of New Jersey requirements as to the
mitigation system installation.

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BOARD DISCUSSION:

The Elmwood Park Planning Board heard all of the comments and concerns from the public, many of which were addressed in the revisions. The Board Attorney indicated the legal issue raised regarding the plans not being provided within the ten day period prior to a public meeting, that the Board can carry the application for a month, giving the public the opportunity to review the plans submitted to the board.

Member R. Elder offered a motion to carry the application. Second by Councilwoman Sheridan.

ROLL CALL BY MS. PARETTI:

- MAYOR COLLETTI: Yes.
- COUNCILWOMAN SHERIDAN: Yes.
- MR. CASTELBUONO: Yes.
- MR. ELDER: Yes.
- MR. MULLIGAN: Yes.
- MR. TISELLANO: Yes.
- MR. INTRIERI: Yes.
- MR. GARVEY: Yes.
- MR. FREITAG: Yes.

APPLICATION CARRIED TO JUNE 12, 2024 @7:30 Council Chambers. NO FURTHER NOTICE REQUIRED.

BUSINESS C.O. Application
B24-018 GOLDEN DRAGON REALTY
454 Market Street
Block 1401, Lot 6
TENANT: Noor Bagel & Deli

DENNIS FRANCIS, ESQ., on behalf of the applicant. Mirium Ramadan, applicant is seeking to re-establish a self-serve coffee and beverage deli/bagle shop with seating for ten patrons. Breakfast and lunch will be offered for this grab & go establishment, stating that patrons are not in the establishment for any long periods of time. Hours of operation 6:00 AM - 8:00 PM, Monday through Sunday. Maximum of three employees. Small truck deliveries two times a week.

NO PUBLIC IN FAVOR OR OPPOSITION

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Motion offered by A. Castelbuono,
second by R. Elder for approval

ROLL CALL BY MS. PARETTI:
MAYOR COLLETTI: Yes.
COUNCILWOMAN SHERIDAN: Yes.
MR. CASTELBUONO: Yes.
MR. ELDER: Yes.
MR. MULLIGAN: Yes.
MR. TISELLANO: Yes.
MR. INTRIERI: Yes.
MR. GARVEY: Yes.
MR. FREITAG: Yes.

APPROVED AS SUBMITTED

RESOLUTIONS:
P24- Henry Place, LLC
263 Kipp Avenue

Motion offered to accept Resolution
as written by R. Elder, second by J. Mulligan.

ROLL CALL BY MS. PARETTI:
MAYOR COLLETTI: Yes.
COUNCILWOMAN SHERIDAN: Yes.
MR. CASTELBUONO: Yes.
MR. ELDER: Yes.
MR. MULLIGAN: Yes.
MR. TISELLANO: Yes.
MR. INTRIERI: Yes.
MR. GARVEY: Yes.
MR. FREITAG: Yes.

RESOLUTION ACCEPTED

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B24-005 Victoria Lee
274 Broadway
TENANT: Jose Alberta
One Juice a Day.

Motion offered to accept Resolution
as written by R. Elder, second by J. Mulligan.

ROLL CALL BY MS. PARETTI:
MAYOR COLLETTI: Yes.
COUNCILWOMAN SHERIDAN: Yes.
MR. CASTELBUONO: Yes.
MR. ELDER: Yes.
MR. MULLIGAN: Yes.
MR. TISELLANO: Yes.
MR. INTRIERI: Yes.
MR. GARVEY: Yes.
MR. FREITAG: Yes.

RESOLUTION ACCEPTED

(NO FURTHER BUSINESS BEFORE THE
BOARD THE MEETING ADJOURNED BY UNANIMOUS VOTE)