

STATE OF NEW JERSEY  
COUNTY OF BERGEN  
BOROUGH OF ELMWOOD PARK  
PLANNING BOARD

IN RE:

MATTERS AND DECISIONS

RENDERED ON

WEDNESDAY, MAY 8, 2013

MAY 8, 2013  
Municipal Bldg.  
Elmwood Park, New Jersey 07407  
Commencing at 8:00 pm

B E F O R E:

THE PLANNING BOARD OF THE BOROUGH OF ELMWOOD  
PARK.

PRESENT:

LAWRENCE CASTIGLIA, Councilman/  
Acting Chairman  
JOHN ADAMO, Bd. Secty.  
RICHARD MOLA, Mayor/Member  
CLAUDIA ROSS, Member  
EUGENE LEONE, Member  
MELVIN KAPLAN, Member  
JOHN VIVIANI, Member  
HARRY DECKER, Member  
GISELLE DIAZ, Bd. Engineer  
JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.  
30 Cedar Island Drive  
Brick, New Jersey 08723  
(732) 477-6710

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THE CHAIRMAN: The regular meeting of the Elmwood Park Planning Board is called to order.

This meeting is being held in compliance with the Open Public Meetings Act.

Whereupon roll call is taken.

Roll call: Present were Members Decker, Ross, Adamo, Mayor Mola, Kaplan, Viviani, Leone and Councilman Castiglia; Members Chirido and Vicari were absent.

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The record notes Councilman Castiglia is the Acting Chairman for this meeting.

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Mr. Kaplan made a motion to accept the minutes of the April 3, 2013 meeting, seconded by Mr. Leone.

Roll Call vote: Voting yes in favor of motion were Members Adamo, Councilman Castiglia, Mayor Mola, Ross, Leone, Kaplan, Decker and Viviani.

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Mr. Viviani made a motion to accept the minutes of the meeting of April 10, 2013, seconded by Mr. Kaplan.

Roll call vote: Eligible to vote and voting in favor of motion were Members, Viviani, Mayor Mola, Kaplan, Ross, Adamo and Councilman Castiglia.

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D&K PROPERTIES, LLC (B13-023)  
PREMISES AFFECTED: 440 Market Street, Block 1410, Lot 5.  
TENANT: Mohamat Aytibi

THOMAS R. BETANCOURT, ESQ., appeared on behalf of the applicant.

MOHAMAT AYTIBI, 2054 45th Street, Astoria, New York, sworn.

Mr. Aytibi testified he is the managing member of Premium Auto Group, LLC. He testified they have 2 parking spaces allocated to them and it will be he and his brother who will work here.

He testified his business consists of wholesale buying and selling of cars via internet, phone and off-site auctions, with no retail on premises. They do

not anticipate hiring any more employees. Office hours are Monday through Friday, 9 am to 5 pm. No business is conducted on premises regarding transfers of title, exchanging of funds, etc. There will be no storage of vehicles on premises.

Mr. Aytibi testified he will agree to the terms set forth in the Resolution.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public. Hearing no one, the Chairman closed the public portion.

Mayor Mola made a motion to approve the application, seconded by Mr. Kaplan.

Roll call vote: All voted in favor.

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Mayor Mola made a motion to accept the Resolution of approval regarding B13-008 (BANKERS FINANCIAL), seconded by Mr. Leone.

Roll call vote: All voted in favor.

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Mayor Mola made a motion to accept the Resolution of approval regarding B13-016 (JOSEPH LANGAN), seconded by Mr. Viviani.

Roll call vote: All voted in favor.

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There being no further matters before the Board, Mayor Mola made a motion to adjourn, seconded by Mr. Kaplan, and all members voting in favor of adjournment, the Chairman adjourned the meeting.

JOHN ADAMO, Board Secretary