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

RE:

WORK SESSION

On

WEDNESDAY, DECEMBER 4, 2019

DECEMBER 4, 2019
Municipal Bldg.
Elmwood Park, New Jersey 07407
Commencing at 7:30 pm

B E F O R E:

THE PLANNING BOARD OF THE BOROUGH OF ELMWOOD
PARK.

PRESENT:

JEFFREY FREITAG, Chairman
ANTONIO CASTELBUONO, Member
LORI SPROVIERO, Bd. Secty.
ROMANO INTRIERI, Member
JOSEPH MULLIGAN, Member
HARRIS SHAKOOR, Member
MARGARET PYRKA, Member
JOSEPH BENIAMINI, Member
JOHN CONTE, JR., ESQ., Bd. Attorney

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I N D E X

AGENDA:	PAGE
SETTING OF MEETING DATES PLANNING BOARD 2020	3
DISCUSSION ITEM:	
Tuella Avenue Improvements	3
TOPOLOGY Presentation: Planning Board consideration As to whether or not the Borough of Elmwood Park in its Entirety qualifies as an "Area In Need of Rehabilitation" Under Local Redevelopment and Housing Law, NJSA 40A:12A-1, Et seq.	3

THE CHAIRMAN: The work 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 Freitag, Intrieri, Beniamini, Castelbuono, Pyrka, Shakoor and Mulligan; Members Ingui and Mayor Golabek were absent.

(Whereupon the flag salute commences.)

The Chairman noted a revision to the 2020 meeting dates.

The November 11 date is changed to Monday, November 16.

Mr. Castelbuono made a motion to approve, seconded by Mr. Shakoor.

Roll call vote: All voted in favor.

At this time, the Board went into discussion regarding the Tuella Avenue improvements. The Chairman noted this was carried from the last meeting.

The Board reviewed last month's discussion and after further discussion, Mr. Castelbuono made a motion to move forward with this, seconded by Mr. Beniamini.

Roll call vote: All voted in favor.

Mr. Beniamini made a motion to accept the minutes of the November 13, 2019 meeting, seconded by Ms. Pyrka.

Roll call vote: All voted in favor.

TOPOLOGY PRESENTATION:

CHRISTOPHER COLLEY, Topology, 60 Union Street, Newark, New Jersey, sworn.

The Chairman noted for the record the Council has already approved the Resolution.

Mr. Colley testified he is a development analyst with Topology. He placed his qualifications on the record. He testified he has previously met with the

Council, and is before this Board to talk about the rehabilitation area.

Mr. Colley reviewed the area in need of rehabilitation and reviewed the process that will follow and will welcome any recommendations the Board has to send to the governing body.

Mr. Colley reviewed studies that have been performed of the areas in question. He testified a rehab designation, in itself, does not change any Zoning regulations.

Mr. Colley reviewed the photographs presented to the Board.

GREER PATRAS, Planner, Topology, 60 Street, Newark, New Jersey, sworn.

Ms. Patras testified this is setting the stage for anything to be built more easily on top of a rehabilitation area. She testified this would lay the groundwork for a five-year tax abatement, but same is not automatic.

She testified nothing is happening in terms of development, as there are still eight to twelve steps.

After further discussion and questioning by the Board, the Board suggested Mr. Colley produce documentation exhibiting other work that Topology has performed, and Mr. Colley agreed to submit same.

There being no further matters before the Board, and a motion being made and seconded to adjourn the meeting, and all having voted in favor of motion, the meeting was adjourned.

LORI SPROVIERO, BD. SECRETARY