

STATE OF NEW JERSEY COUNTY OF BERGEN

BOROUGH OF ELMWOOD PARK
PLANNING BOARD

REGULAR MEETING
WEDNESDAY, APRIL 12, 2023
TAKEN PLACE: Municipal Building
Elmwood Park, New Jersey
Commencing at 7:37 PM

BEFORE: The Planning Board of
Elmwood Park

PRESENT:

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

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
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1 APRIL 12, 2023

2 ELMWOOD PARK PLANNING BOARD
3 REGULAR MEETING

4 Chairman Freitag called the Regular
5 meeting of the Elmwood Park Planning Board to
6 order, according to the Open Public Meeting Act,
7 APRIL 12, 2023 @7:37 PM

8 *****

9 FLAG SALUTE

10 *****

11 AGENDA

12 P23-001

13 WHF REALTY, LLC

14 557-559 River Drive

15 Block 1005, Lot 1.01

16 Site Plan Approval and C.C.O. for

17 DADO MEDICAL SERVICES, LLC &

18 DADO REALTY, LLC

19 DAVID SCILLIERI, ESQ.,

20 Attorney on behalf of the applicant

21 Olsi Shkembi, Applicant

22 Thomas Stearns, Engineer

23 The Applicant, Olsi Shkembi, is
24 before the planning board seeking to obtain a
25 certificate of occupancy for his intended permitted
use. The applicant signed a contract to purchase
the real estate to utilize for his private
ambulance service.

The existing property is an auto
body repair shop, and the existing bays will be
utilized and maintained for the similar proposed
use for repair and maintenance of ambulance
vehicles, citing adequate parking for their
ambulance/vans used in the operation.

Applicant showed the county approved
25 foot drop curb on River Drive, 24 foot two-way
entry/exit. Chamberlain Avenue shows a 47 foot
existing drop curb that services the existing two
car garage.

1 Dado Realty, LLC is a new entity
2 wanting to proceed with their intended use. This
3 use being a private NON-emergency medical
4 transportation service. There will never be issues
5 of sirens going off. The business transports
6 individuals in the general geographical area to
7 medical appointments.

8 This property is on the easterly
9 side of River Drive, square footage of the
10 property, 14,046 square feet.

11 The site has an existing two-story
12 masonry building and one story attached garage.

13 The proposal is to keep the building
14 exactly as is. The two car garage on Chamberlain
15 Avenue will be used for the second story residents,
16 and will be indicated in the lease.

17 The balance of the parking is for
18 the ambulance parking. There will be two spaces on
19 Chamberlain Avenue. Garage bay doors will be used
20 for storage of the ambulances.

21 Applicant has a total of 15 spaces,
22 two spaces for the residence and 13 for the
23 ambulance/vans.

24 Applicant pulled away the spaces
25 that were adjacent to the southerly side of the
building, and also three spaces that were in front
of the parking lot for better circulation and
maneuverability.

Applicant provided a template
showing an ambulance coming to the site and then
being able to back up and pull forward.

One handicap space is shown on the
site. It will be a dimension of ten feet in front
of the handicap space for accessibility to the
door. The new standard of a handicap accessible
space is 11 and five feet. That is to keep people
from parking in the striped area.

Applicant has satisfied the fire
official's concern having two rows of parking
pulled away from the building, but will continue to
work with them to follow up on their compliance and
stipulated that the plan will be revised

There will be no parking on the
surrounding streets by the employees or the service
vehicles.

Applicant stipulated that there will
be no more than 15 vehicles total on site,
including employee vehicles, ambulance and service
vans, with ten employees at the highest shift.

1
2 No outdoor repairs, not outdoor
3 storage and only company-owned vehicles are allowed
4 to park on site.

5 NO PUBLIC IN FAVOR OR OPPOSITION

6 MOTION OFFERED TO ACCEPT by J.
7 BENIAMINI to approve, second by R. Elder.

8 Subject to stipulations, 18 feet
9 between the building and parking spots 8 and 12.
10 The handicap space will be indicated on the plan as
11 a total of 16 feet with hatched areas, being ten
12 feet from the building.

13 There will never be more than 15
14 vehicles parked on site at any one time. The 15
15 marked spaces are for the 15 parked vehicles
16 period.

17 There will be no on street parking
18 of any kind. There will be no deliveries or parking
19 of vehicles on the sidewalk along River Drive or
20 Chamberlain. 10 employees at the highest shift. No
21 outdoor repairs. Oxygen tanks will be stored per
22 State regulations, and no more than ten at one time
23 being stored.

24 ROLL CALL BY MS. PARETTI:

25 Mayor Colletti: Yes.

R. Intrieri: Yes.

J. Beniamini: Yes.

A. Castelbuono: Yes.

M. Garvey: Yes.

R. Elder: Yes.

J. Mulligan: Yes.

A. Tisellano: Yes.

Chairman Freitag: Yes.

APPLICATION APPROVED

RESOLUTION:

B-23-005 LEMKO REALTY, LLC

413 Market Street

Block 1406, Lot 2

TENANT: Industrial Machine

Corporation

J. Beniamini offered the motion to
accept Resolution as written. Second by Mr. Garvey.

1 ROLL CALL BY MS. PARETTI:

2 Mayor Colletti: Yes.

3 R. Intrieri: Yes.

4 J. Beniamini: Yes.

5 A. Castelbuono: Yes.

6 M. Garvey: Yes.

7 R. Elder: Yes.

8 J. Mulligan: Yes.

9 A. Tisellano: Yes.

10 Chairman Freitag: Yes.

11 APPROVED

12 -----

13 MINUTES:

14 MARCH 8, 2023/April 5, 2023

15 MINUTES approved by Unanimous Vote

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17

18 MOTION TO ADJOURN BY R. Elder,

19 second by Mr. Garvey.

20 ALL BOARD MEMBERS VOTE IN THE

21 AFFIRMATIVE TO ADJOURN MEETING.

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