

1 STATE OF NEW JERSEY COUNTY OF BERGEN

2 BOROUGH OF ELMWOOD PARK
3 PLANNING BOARD

4 REGULAR MEETING
5 WEDNESDAY, NOVEMBER 13, 2024
6 TAKEN PLACE: Municipal Building
7 Elmwood Park, New Jersey
8 Commencing at 7:30 PM

9 BEFORE: The Planning Board of
10 Elmwood Park

11 PRESENT:

12 ANTONIO CASTELBUONO, Acting Chairman
13 MAYOR ROBERT COLLETTI, Member
14 COUNCILWOMAN SHERIDAN, Member
15 JOSEPH BENIAMINI, Member
16 ROMANO INTRIERI, Member
17 MYLES GARVEY, Member
18 CARL ROBERTS, Member
19 ROBERT ELDER, Member
20 ANDREW TISELLANO, Member
21 ERIC SAIMSON, Member
22 JEFFREY FREITAG, Member

23 ALSO PRESENT:

24 JOHN A. CONTE, JR., ESQ.,
25 ATTORNEY TO THE BOARD

CARRIE PARETTI, SECRETARY

MINUTES PREPARED BY:
BETH CALDERONE
CERTIFIED COURT REPORTER
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1 NOVEMBER 13, 2024

2 ELMWOOD PARK PLANNING BOARD
3 REGULAR MEETING

4 Acting Chairman Castelbuono called
5 the Regular meeting of the Elmwood Park Planning
6 Board to order, according to the Open Public
Meeting Act, NOVEMBER 13, 2024 @7:30 PM

7 *****
8 FLAG SALUTE
9 *****

10 MINUTES:

11 MEETING MINUTES: OCTOBER 9, 2024,
12 2024

13 Motion offered by R. Elder, second
14 by A. Tisellano to approve the minutes as written.
15 APPROVED AS WRITTEN

16 -----
17 B24-069 CHIPT NEWARK Elmwood Park,
18 LLC
19 25 Market Street
20 Block 610, Lot 1.01
21 TENANT MLB Network
22 Jon Goodeleman, Esq., on behalf of
23 the applicant.

24 Tony Santomauro, CEO
25 The applicant is requesting a
continued certificate of occupancy for its
operations at 25 Market Street. MLB network is
moving their operations from Secaucus to Elmwood
Park in a State-of-the-art facility, producing
various forms of video content content, mobile app,
pod costs and other so-called media outlets.

The facility will be used for
network production, technical content, office
operations, with support areas reception, finance,
resource, business affairs.

1 The proposed use is a permitted use
 2 in the General Industrial zone. Operations runs
 3 24/7 cable on-air operations with multiple employee
 4 shifts throughout the day. There is sufficient
 5 parking to facilitate the operations at the site.
 6 The owner and landlord, developer of the building
 7 have obtained full site plan approval.

8 CHIPT Network's employees arrive
 9 with their passenger vehicles. Also provided a
 10 transit shuttle from the transit hubs/trains from
 11 Secaucus to Elmwood Park for some of their
 12 employees. Typically there will be 450 employees
 13 daily, maximum 650 during the busy sporting events.

14 The site plan shows the site can hold
 15 over 450 vehicles on site. No exterior alterations,
 16 except compliant signage. No outside storage of any
 17 type on the exterior, no tractor-trailer parking.
 18 The renovation for the interior production will
 19 take approximately 12 months. Applicant will hire a
 20 third-party for trash collection.

21 NO PUBLIC IN FAVOR OR OPPOSITION

22 Motion offered to approve
 23 application submitted by R. Elder, second by A.
 24 Tisellano.

25 ROLL CALL:
 MAYOR COLLETTI: Aye
 COUNCILWOMAN SHERIDAN: Aye
 R. INTRIERI: Aye
 J. BENIAMINI: Aye
 A. CASTELBUONO: Aye
 M. GARVEY: Aye
 A. TISELLANO: Aye
 A. SAIMSON: Aye.
 R. ELDER: Aye

APPROVED

 B24-043 SG National, LLC
 397 East 54th Street
 Block 1104, Lot 17
 TENANT: Anchor Fence
 David Scilieri, Esq., on behalf of
 the applicant.
 Anthony Antonucci, Applicant
 Applicant is applying for a CCO for
 storage located at 397 East 54th Street.

1 Warehousing is a permitted use in the IR zone
2 district.

3 The application was submitted
4 initially under the name of Anchor Fence
5 contracting. No business is being conducted at the
6 site, it is solely to store personal equipment.
7 The space will occupy a bobcat, household goods,
8 trailer, wracks, office equipment for personal use.
9 No vehicles will be parking overnight. No storage
10 on the exterior. No chemicals store on site.
11 150,000 square foot building. Applicant is taking
12 about 75 X 63 square feet of space for his storage.

13 No customer or patrons come to the
14 site. There is no business conducted at the site,
15 it is for personal use.

16 NO PUBLIC IN FAVOR OR OPPOSITION

17 Motion offered to approve the
18 application as submitted by R. Elder, second by
19 A.Tisellano.

20 ROLL CALL:
21 MAYOR COLLETTI: Aye
22 COUNCILWOMAN SHERIDAN: Aye
23 R. INTRIERI: Aye
24 J. BENIAMINI: Aye
25 A. CASTELBUONO: Aye
26 M. GARVEY: Aye
27 A. TISELLANO: Aye
28 A. SAIMSON: Aye.
29 R. ELDER: Aye

30 APPROVED

31 -----
32 B24-070 Joseph Aversa
33 141-143 Broadway
34 Block 11, Lot 2
35 TENANT: NJ EXOTIC PETS

36 David Scilieri, Esq., on behalf of
37 the applicant

38 Joseph Aversa, Handover, New Jersey,
39 the applicant is requesting a permitted use in the
40 N-C zone, replacing a prior vacant pet store with
41 his existing use of an Exotic Pet Store.

42 The nature of the business proposed
43 is a passion of the applicant and lifelong
44 commitment dealing with exotic pets, rescuing and
45 adopting out exotic pets, with a conservation area
46 that deals with re-homing pets.

1 Applicant is moving from his
2 existing Lodi location on Route 17 and will be
3 purchasing the building, having already done
4 significant renovations.

5 The applicant will not be selling
6 cats, dogs, birds or fish. Applicant has an
7 experienced background in animal care, exotic
8 animals, teaching children animals care. The
9 interior being similar to the existing Lodi
10 facility, kid friendly, educational, USDA approved
11 gages for the animals and State regulated.

12 Applicant stated they are pretty much
13 the benchmark what should be done in pet stores.
14 The products to be sold are animals, typical snakes
15 ball pythons housed in 10 or 20 gallon tanks, and
16 sells specialized dietary foods for specific
17 animals. Applicant sells juvenile fresh hatcher
18 snakes.

19 Intended days and hours of operation
20 will be seven days a week, between 12:00 noon to
21 8:00 PM with the highest shift being three people
22 on site. A typical day will have two employees,
23 maximum three employees. Applicant is licensed by
24 the Fish, Game and Wildlife. Bergen County contacts
25 the applicant when an animal needs to be re-homed.

 Applicant has a Pet Shop License,
and an Exotic license for education, licensed for
about 15 years. Animals are regulated by the State
of New Jersey. Permits are issued to patrons who
purchase an animal, and regulated by the State. The
State conducts surprise inspections two times a
year. The applicant never had a violation. The
goal is to produce and sell healthy animals.

 Garbage removal and other
cleanliness procedures entail a contract with Pinto
Services with a pick up three times a weeks. All
garbage is tied up in plastic bags. One recyclable
dumpster and two for refuse. Applicant uses an
odorizer for the refuse. Applicant has beautified
the building, and landscaped the outside with
tropical plants.

 Applicant has approximately five or
six vehicle spots on the driveway and stated there
will be no additional burden with patrons or
employees parking on the residential nearby
streets.

 Applicant being aware of the limited
parking concerns, applicant adapted a pick-up
program where typically customers order products in
advance and come later for pick up.

1 Applicant had a meeting with
2 Lawrence Inserra, III, the nearby business, stating
3 Mr. Inserra offered seven spots in their loading
4 area for additional parking. Applicant stated their
5 employees can park on the Inserra lot freeing up
6 the limited parking spaces for their customers,
7 causing no impact on the area.

8 The entire building is about 4,200
9 square feet. The Pet Store will be comprised of
10 1,800 square feet, just the first floor. The
11 downstairs will be the area for the conservation
12 area. The noise level is minimal. Applicant's wife
13 works at the store and a manager that has been with
14 the applicant for 15 years.

15 Applicant will board reptiles,
16 turtles, having a special room. Applicant has a
17 quarantine room, with negative pressure required by
18 USDA, and required by the health department if any
19 animal gets ill. Applicant will rent a generator if
20 power goes out.

21 PUBLIC IN FAVOR OR OPPOSITION

22 Mr. Dario Lobozzo, 99 Florence Place
23 stated the prior owner never cared, and feels
24 confident that things are different with this
25 applicant/family owned business.

26 MOTION OFFERED TO APPROVE AS
27 submitted by R. Elder, second by Councilwoman
28 Sheridan

29 ROLL CALL:

30 MAYOR COLLETTI: Aye
31 COUNCILWOMAN SHERIDAN: Aye
32 R. INTRIERI: Aye
33 J. BENIAMINI: Aye
34 A. CASTELBUONO: Aye
35 M. GARVEY: Aye
36 A. TISELLANO: Aye
37 A. SAIMSON: Aye.
38 R. ELDER: Aye

39 APPROVED

40 -----

1 B24-0-51 Gary Puccio
2 430 Market Street
3 Block 1410, Lot 4
4 TENANT: Asu Mare Peru Restobar

5 Gerald Nisivoccia, Esq., on behalf
6 of the applicant

7 Christopher Rondon, applicant.

8 Applicant is requesting a zoning
9 permit for Suite No. 3 wishing to open a Peruvian
10 Restaurant, dine in, and take out, having 36
11 parking spaces available in the mini-mall for the
12 use of the restaurant. There will be no more than
13 six employees at max. Hours of operation will be
14 Monday to Sunday, 11:00 AM to 2:00 AM. There is no
15 liquor license on premises.

16 There is an existing garbage
17 dumpster located and placed on the lower back left
18 hand side of the corner of the parking area, which
19 will have access to it. No overnight vehicles will
20 be parked on lot, solely parking for patrons's use
21 during business hours.

22 Applicant lives in Elmwood Park and
23 wants to give back to his community with his
24 culture in providing good food Asian fusion, with
25 great ambience for the community.

Applicant will have one delivery a
week by a van on Monday mornings. As the business
grows, there may be more deliveries in the future.
Take-out deliveries by van.

NO PUBLIC IN FAVOR OR OPPOSITION

MOTION OFFERED TO APPROVE the
application as submitted by R. Elder, second by A.
Tisellano

ROLL CALL:

MAYOR COLLETTI: Aye
COUNCILWOMAN SHERIDAN: Aye

R. INTRIERI: Aye

J. BENIAMINI: Aye

A. CASTELBUONO: Aye

M. GARVEY: Aye

A. TISELLANO: Aye

A. SAIMSON: Aye.

R. Elder: Aye

APPROVED

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RESOLUTION
B24-061
MATT MROCZEK
379 Market Street
Block 1407, Lot 7
TENANT: STMR, INC.,

Motion offered by Mayor Colletti, to
approve the RESOLUTION, second by R. Elder
APPROVED BY UNANIMOUS VOTE

BOARD DISCUSSION

MEETING START TIME discussed to
continued to commence at 7:30 PM, with a vote of
five in favor to commence at 7:30 PM, four opposed.

(APPROVED)

NO FURTHER BUSINESS, the Planning
Board adjourned by Unanimous vote.