

BOROUGH OF ELMWOOD PARK
PLANNING BOARD

WEDNESDAY, FEBRUARY 12, 2025
TAKEN PLACE: Municipal Building
Elmwood Park, New Jersey
Commencing at 7:30 PM

BEFORE: The Planning Board of
Elmwood Park

MEMBERS PRESENT:

ANTONIO CASTELBUONO, Chairman
MILES GARVEY, Vice Chairman, absent
MAYOR ROBERT COLLETTI, absent
JOSEPH BENIAMINI, absent
ROMANO INTRIERI, Member
CARL ROBERTS, Member
ROBERT ELDER, Member
ANDREW TISELLANO, Member
ERIC SAIMSON, Member
CHARLES CIANI, Member
BRIAN KNOBLOCH, Member
JEFFREY FREITAG, Member

ALSO PRESENT:

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

CARRIE PARETTI, SECRETARY

ANTHONY GALLERANO, BOARD PLANNER
Harbor Consultants

MINUTES PREPARED BY:

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ELMWOOD PARK PLANNING BOARD

CHAIRMAN A. CASTELBUONO called to
ORDER the Elmwood Park Planning Board Meeting
according to the Open Public Meeting Act, February
12, 2025 @7:30 PM

FLAG SALUTE

MINUTES: JANUARY 8, 2025

Minutes offered by R. Elder to
accept as written, Second by C. Roberts

Approved 8-0

Member Tisellano abstained

MINUTES APPROVED AS WRITTEN

Elmwood Park Board of Education,
second floor addition at Gantner Elementary School

(CURTESY REVIEW)

Allan Barnett, Architect, sworn by
the notary, present on behalf of the Elmwood Park
Board of Education presented the board with a
curtesy review of the plans for the
second floor addition of the Gantner Elementary
School. The needs of the district increased.

The second floor addition for the
Gantner Elementary was designed accordingly in
conjunction with the school's current ongoing
construction.

The second floor addition will be
7,900 square feet, mirroring what was done on the
original design containing four academic
classrooms, two small group instruction classrooms,
and two student lavatories. The elevations are just
a continuation of what is proposed on the first
floor, metal stub with brick veneer, continuing the
same brick color. Fire code safety compliant, with
a two hour fire wall in the event there's a fire.

1 AGENDA:

2 41 Slater Drive - Planning review of
3 an area in need of redevelopment.

4 (Curtesy review)

5 Glenn Pantel, Esq, on behalf of the
6 property owner. A concept plan was submitted to the
7 board on what is happening with this property, and
8 what the Mayor and Council has done with respect to
9 authorizing a redevelopment area study, and he
10 shares with the board the vision for the property.

11 Applicant will be back before the
12 board in connection with redevelopment plans and
13 ultimately site plan approval, if approved.

14 Currently, the site houses a 50 year
15 old obsolete building, containing 165,000 square
16 feet occupied by BRLI, a laboratory testing
17 company.

18 There's an access easement that runs
19 between the site and the proposed Amazon property
20 by Prologis next door with shared access between
21 the two. The Borough recently asked the owner to
22 submit a Title 39 request to give the borough the
23 ability to enforce motor vehicle laws and
24 regulations on the easement to ensure no truck
25 parking on the easement.

The site is in the POP zone, which
does not allow warehouse use. With an ordinance
change adding the IG zone allowing warehouse use,
it will be similar to the Prologis Amazon warehouse
project recently approved. The site will need a
redemption study and designation as a
non-condemnation area in need of redevelopment, and
council adopted a resolution authorizing a funding
agreement that the client will be posting an escrow
with the Borough to cover costs associated with the
redemption process.

Existing on site, there are about
800 parking spaces. The new plan will have 224
parking spaces, about half of the total traffic
generated by the existing facility. The proximity
of the site to Route 80, will guide all traffic to
or from Route 80. Applicant does not envision any
truck traffic on the borough's local streets.

The bulk standards under the current
POP zone will be complied with, with the proposed
development. The Hampshire Company is a well-known

1 name in the industry for development of this type
2 of product.

3 The 2020 master plan reexamination
4 report states specific policy recommendations to
5 review and modernize allowable uses within
6 industrial districts

7 At this point, the Borough Council
8 adopted a resolution authorizing the study and to
9 designate the site as an area in need of
10 redevelopment.

11 -----
12 BUSINESS C.O. APPLICATION

13 B24-080

14 429 Market Street Associates, L.P.

15 429 Market Street

16 Block 1406, Lot 5

17 TENANT: Galaxy Nails & Beauty

18 David Scillieri, Esq., on behalf of
19 the applicant.

20 Applicant is before the board for a
21 continued business certificate in the C-G zone.

22 Tran Nguyen, Hoai Hguyan and Dan
23 Nguyen, applicants sworn.

24 Applicant is seeking to operate this
25 vacant space as a nail salon, providing pedicures
and waxing of eyebrows.

Hours of operation will be Monday to
Saturday 9:00 AM to 8:00 PM. Sunday from 10:00 AM
to 4:00 PM.

Applicant showed 16 pedicure chairs
and 20 nail tables, having six employees, which may
increase with volume of the business.

Parking is provided in the front and
rear of the nail salon. Applicant will have the
employees park in the rear of the building, freeing
up space in the front for patron parking.

NO PUBLIC IN FAVOR OR OPPOSITION

Motion offered to approve by R.
Elder, second by C. Robert.

APPROVED BY UNANIMOUS VOTE

There being no further business
before the Planning Board, the meeting adjourned by
Unanimous vote @8:20 PM.