

BOROUGH OF ELMWOOD PARK
PLANNING BOARD

WEDNESDAY, APRIL 9, 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
MAYOR ROBERT COLLETTI
JOSEPH BENIAMINI Member
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

ANTHONY GALLERANO, BOARD PLANNER
Harbor Consultants

MINUTES PREPARED BY:

BETH CALDERONE
CERTIFIED COURT REPORTER
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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, APRIL 9,
2025 @7:30 PM

FLAG SALUTE

MINUTES: March 12, 2025
APPROVED/ACCEPTED AS WRITTEN
(APPROVED)

BUSINESS C.O. APPLICATION
B25-008
Ming Chen
Blue Gauntlet Fencing Gear
85 Main Avenue
Block 804, Lot 9

George Gundersen, Esq., on behalf of
the applicant.

Applicant, being the contract
purchaser of 85 Main Street, is seeking to operate
a warehouse and office space for the selling of
sports fencing equipment called the Blue Gauntlet
Fencing Gear. The warehouse will house
fencing/sporting equipment and the office will be
utilized.

The loading area is adequate and
accessible for deliveries, keeping trucks off of
the street. This is an approved use for the site.

Operational hours, Monday - Friday,
10:00 AM to 6:00 PM. Applicant will have up to 15
employees at their highest shift. A parking
analysis was submitted with the application showing
the required parking for the pending use, 20
spaces, whereas the applicant is providing 27
spaces. Applicant is requesting overnight parking
for one of their 17-foot box trucks.

1 There is adequate parking for the
2 site's use. Applicant stipulated to milling and
paving and striping of the existing parking area.

3 Applicant stipulated to no outdoor
4 storage of any kind, and will comply with the
proper facility for the waste/trash, which will be
minimal.

5 Applicant accepts deliveries from a
6 53-foot trailer which has ample maneuverability on
site. FedEx and UPS deliveries to the patron from
on-line orders.

7 The warehouse stores fencing
8 equipment inventory used in tournament sporting
events. Approximately 95 percent of equipment sales
9 are from selling at tournaments. Applicant provided
an internal layout plan for review. Competitions
10 are all over the Country and this use is providing
accessibility of fencing equipment to the person
who wants to compete in the sport. Signage will be
in compliance.

11 NO PUBLIC IN FAVOR OR OPPOSITION

12 R. Elder offers a motion to approve
13 the application as submitted, second by Chairman
Castelbuono.

14 ROLL CALL BY MR. CONTE:

15 Mayor Colletti: Aye
16 Councilman Saimson: Aye
17 R. Intrieri: Aye
18 J. Beniamini: Aye
Chairman Castelbuono: Aye
R. Elder: Aye.
A. Tisellano: Aye.
Vice Chairman Garvey: Yes.
J. Freitag: Yes.

19 APPROVED

20 -----
21 P25-004
The Smugglers Club of Elmwood Park
22 LLC
104 Route 46 East
Block 1701 Lot 11
23 Site Plan approval with attendant
variances for retail cannabis.

24 Carmine Alampi, Esq., on behalf of
25 the applicant.

1 Jennifer Palermo, architect, stated
2 the applicant will be occupying two store fronts at
3 this location for the sale of cannabis being a
4 permitted use. Sales are completely controlled.
5 There will be no processing or manufacturing of
6 cannabis on site. No consumption on site or in the
7 parking area. Patrons must be 21 years or older to
8 enter the premises. Applicant is installing an odor
mitigation system in the air-handling system.

Applicant will have 4 employees.
Inventory is secured in a vaulted room in the
basement with extensive methods of security and
intrusion detectors. No public access to the
basement level.

The variance request is for the one
side yard, where 10 feet is required and 0.60 is
proposed. Pre-existing rear yard of 4.7 feet where
25 is required. Maximum floor area consists of
point 60 feet where 0.74 is being proposed.

The exterior of the building will
not be modified or changed. There will be minor
interior modifications.

Applicant is providing eight parking
spaces, being adequate for the use. There will be
one building-mounted sign in compliance, and one
freestanding compliant sign.

Hours of operation seven days a
week, 10:00 to 10:00 PM

Michael Allen, security expert,
provided the board with a security plan ensuring
employee training and compliance with all
regulations. Security officers will be posted at
the inside of the store and outside exterior door.

Employees carry access cards and
restricted keys to enter. Camera surveillance
linked to the Elmwood Park Police Department.

Applicant will consider having a
generator installed.

R. Elder offers a motion to approve
the application as submitted, second by Councilman
Saimson

ROLL CALL BY MR. CONTE:

Mayor Colletti: Aye

Councilman Saimson: Aye

R. Intrieri: Yes

J. Beniamini: Abstained

Chairman Castelbuono: Aye

R. Elder: Aye

1 A. Tisellano: Aye.
2 Vice Chairman Garvey: Yes.
3 J. Freitag: Yes.

4 APPROVED

5 -----
6 RESOLUTION:

7 P25-001
8 Estate of Vivian Denlinger
9 38 Elmwood Terrace
10 Minor Subdivision

11 (APPROVED AS WRITTEN)
12 -----

13 RESOLUTION:

14 P25-002
15 DAS Strategies, LLC
16 296 Route 46 East
17 Site Plan Approval
18 Conditional use for Cannabis

19 (APPROVED AS WRITTEN)
20 -----

21 NO FURTHER BUSINESS BEFORE THE
22 ELMWOOD PARK PLANNING BOARD, MEETING ADJOURNED BY
23 UNANIMOUS VOTE
24
25