

1 BOROUGH OF ELMWOOD PARK
2 PLANNING BOARD

3 WEDNESDAY, MARCH 12, 2025
4 TAKEN PLACE: Municipal Building
5 Elmwood Park, New Jersey
6 Commencing at 7:30 PM

7 BEFORE: The Planning Board of
8 Elmwood Park

9 MEMBERS PRESENT:
10 ANTONIO CASTELBUONO, Chairman
11 MILES GARVEY, Vice Chairman
12 MAYOR ROBERT COLLETTI, absent
13 JOSEPH BENIAMINI, absent
14 ROMANO INTRIERI, Member
15 CARL ROBERTS, Member
16 ROBERT ELDER, Member
17 ANDREW TISELLANO, Member
18 ERIC SAIMSON, Member
19 CHARLES CIANI, Member
20 BRIAN KNOBLOCH, Member
21 JEFFREY FREITAG, Member

22 ALSO PRESENT:
23 JOHN A. CONTE, JR., ESQ.,
24 ATTORNEY TO THE BOARD

25 CARRIE PARETTI, SECRETARY

 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, March 12,
2025 @7:30 PM

FLAG SALUTE

MINUTES: FEBRUARY 12, 2025
Minutes offered by C. Roberts to
accept minutes as written, Second by R. Elder
Approved

MINUTES APPROVED AS WRITTEN

RESOLUTION: B24-080
429 Market Street Associates, L.P.
429 Market Street
Block 1406, Lot 5
TENANT: GALAXY NAILS & BEAUTY

Motion offered by C. Roberts to
approve Resolution as written, Second by R. Elder.
APPROVED

AGENDA:

P25-001 Estate of Vivian Denlinger
38 Elmwood Terrace
Block 204, Lot 10
Minor Subdivision

Robert McNally, Esq., on behalf of
the applicant
Gary Veenstra, Land Surveyor
Engineer

Robert Denlinger, Applicant
Applicant is before the board for
minor subdivision requiring no variance request
property located in the medium density R-9 zone.

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The dwelling on the property is a permitted use. A portion of the property's driveway and garage encroach on 40-60 Elmwood Terrace, the neighboring property, which property is located in the multi-family R-MF zone.

The request is to clean up and adjust the boundary property lines. No improvements or site changes are proposed as part of this application.

Two existing non-conformities will remain, front yard setback 14.2 feet whereas 25 feet is required, and lot coverage.

The footprint of the property will not change nor the size or height of the dwelling. The dwelling will remain as a one family and the driveway will remain in its existing configuration. The existing shed will remain.

NO PUBLIC IN FAVOR OR OPPOSITION

Motion offered to approve the application by C. Roberts, Second by M. Garvey

ROLL CALL BY MS. PARETTI:

- A.CASTELBUONO: Yes
- M.GARVEY: Yes
- R.INTRIERI: Yes
- C ROBERTS: Yes.
- R.ELDER: Yes.
- A.TISELLANO: Yes.
- COUNCILMAN SAIMSON: Yes.
- C. CIANI: Yes.
- J. FREITAG: Yes.

(APPLICATION APPROVED)

P25-002 DAS Strategies, LLC
296 Route 46 East
Block 1805, Lot 4
Site Plan approval & Conditional
Use for cannabis retailer. Did he
KREESZ go the lot coverage

Lisa John-Basta, Esq., on behalf of
the applicant.
Trevor Curtis, Engineer

1 The application before the board is
2 seeking preliminary and final site plan approval in
3 order to renovate and re-occupy the existing
4 building located at 296 Route 46 East.

5 Retail Tenant A is a proposed
6 licensed retail cannabis facility, which is a
7 conditional and permitted use in the zone.

8 Retail tenant B is a general
9 retailer with an end user to be determined.

10 With respect to bulk variances, this
11 is a fully conforming application with no new
12 variances being requested.

13 Engineering discussed the existing
14 conditions of the property, describing poor site
15 improvements such as asphalt in disrepair, parking
16 on site essentially being a free-for-all with no
17 ADA accessible parking. No drainage improvements on
18 the site, with the exception of an inlet and some
19 storm pipes.

20 Applicant is intending to beautify
21 the site with a change in use. Total reconstruction
22 of the property's surfaces, sidewalks, concrete
23 curbing, a small retaining wall and ADA
24 accessibility, storm water management, as shown on
25 the plans submitted will be improved. Additional
site improvements will be trash enclosure, proposed
landscaping and lighting bringing the site into
conformance.

 All bulk standards are compliant
with the exception of one existing nonconformity
which is the rear yard setback, whereas 25 feet is
required and the existing building will remain in
its current setback at 9.94.

 The cannabis retail use is a
conditional use in Elmwood Park Zoning ordinance.
This site is specifically identified as a permitted
use for cannabis retail.

1 An odor mitigation plan and security
2 plans were submitted. Security was discussed as
3 well as security guard and cameras/video inside and
4 outside monitoring the premises 24/7. The plans
5 were submitted as part of this application and
6 reviewed.

7 Applicant complies with all of the
8 regulations as required under the cannabis license
9 of the State of New Jersey and the ordinance of
10 Elmwood Park.

11 A letter issued by the fire official
12 indicated the model type fire truck for circulation
13 and maneuverability on both sides and turning
14 movements to be in compliance with the application
15 request.

16 The existing sign will remain in its
17 existing location, just a change to the sign panel
18 to identify the new tenants.

19 No consumption on the premises as
20 required by law, or in vehicles parking on the
21 site. Six employees being the maximum number,
22 business being opened seven days a week.

23 The parking calculation as shown on
24 the plan, by square footage, complies with the
25 requirement.

NO PUBLIC IN FAVOR OR OPPOSITION

Motion offered to approve the
application by C. Roberts, Second by R. Elder

ROLL CALL BY MS. PARETTI:

A.CASTELBUONO: Yes

M.GARVEY: Yes

R.INTRIERI: Yes

C.ROBERTS: Yes.

R.ELDER: Yes.

A.TISELLANO: Yes.

COUNCILMAN SAIMSON: Yes.

C. CIANI: Yes.

J. FREITAG: Yes.

(APPLICATION APPROVED)

NO FURTHER BUSINESS, THE PLANNING
BOARD OF ELMWOOD PARK ADJOURNED BY UNANIMOUS VOTE