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STATE OF NEW JERSEY COUNTY OF BERGEN
BOROUGH OF ELMWOOD PARK
PLANNING BOARD

IN RE:
MATTERS AND DECISIONS RENDERED
ON WEDNESDAY, DECEMBER 9, 2020.

Municipal Building
Elmwood Park, New Jersey 07407
Commencing at 7:30 PM

B E F O R E:

THE PLANNING BOARD OF ELMWOOD PARK

PRESENT:

- JEFFREY FREITAG, Chairman
- MAYOR ROBERT COLLETTI, Member
- COUNCILMAN GOLABEK, absent
- JOSEPH BENIAMINI, absent
- ANTONIO CASTELBUONO, Member
- ROMANO INTRIERI, Member
- JOSEPH MULLIGAN, Member
- MARGARET PYRKA, absent
- HARIS SHAKOOR, absent
- VINCENT FERRARA, Alt 2, absent
- MYLES GARVEY, Alt 1, absent

ALSO PRESENT:

- JOHN CONTE, ESQ.
Board Attorney
- LORI SPROVIERO, Secretary
- ROBERT MONACO, Boswell Engineering

MINUTES PREPARED BY:

SUSAN BISCHOFF, CCR, RPR
C/O BETH CALDERONE, CCR
75 Ottawa Avenue
Hasbrouck Heights, NJ 07604
(201) 982-5157
Email: Calderone2000@aol.com

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PUBLIC HEARING

Chairman Freitag called the PUBLIC SESSION of the Elmwood Park Planning Board meeting to order, according to the Open Public Meeting Act.

DECEMBER 9, 2020

FLAG SALUTE

BOARD AGENDA

RESOLUTIONS: P20-055

J. Mulligan made a motion for APPROVAL, seconded by R. Colletti.
ROLL CALL VOTE:
Members Colletti, Freitag, Castelbuono, Intrieri, and Mulligan in the affirmative.

MINUTES: 11/16/2020 minutes

J. Mulligan made a motion for APPROVAL, seconded by A. Castelbuono.
ROLL CALL VOTE:
Members Colletti, Freitag, Castelbuono, Intrieri, and Mulligan in the affirmative.

12/2/2020 minutes

J. Mulligan made a motion for APPROVAL, seconded by A. Castelbuono.
ROLL CALL VOTE:
Members Colletti, Freitag, Castelbuono, Intrieri, and Mulligan in the affirmative.

2021 CALENDAR

R. Colletti made a motion for APPROVAL, seconded by R. Intrieri.
ROLL CALL VOTE:
Members Colletti, Freitag, Castelbuono, Intrieri, and Mulligan in the

1 affirmative.

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PRESENTATION BY CHRIS COLLEY
OF TOPOLOGY AND ANNIE HINDENLANG

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7

CHRIS COLLEY and ANNIE
HINDENLANG, are before the board for the public
hearing on the re-examination of the master plan
that was put together over nine months with a lot
of input from various sources.

8 In response to questions from
the work session about the number of housing units
going down while the population increased, it was
9 confirmed that the number from the American
Community Survey was correct and they are chalking
10 it up to a margin of error.

11 They hope to work with the
Borough to implement the recommendations made. It
was stated that the plan serves as a guiding and
12 visionary document that still has to be
implemented through further steps. There is a
13 section on redevelopment that will help with
Broadway and Market Street.

14

NO PUBLIC QUESTIONS/COMMENTS
IN FAVOR OR OPPOSITION.

15

16

A. Castelbuono made a motion
for APPROVAL, seconded by R. Colletti.

17

18

ROLL CALL VOTE:
Members Colletti, Freitag,
Castelbuono, Intrieri, and Mulligan in the
affirmative.

19

APPLICATION APPROVED

20

21

P-20-005 PSE&G, 91 Midland
Avenue, Block 1810, Lot 3.

22

Application for substation

23

GLENN KIENZ, ESQ., on behalf
of Public Service Electric & Gas.

24

planner
GENE ROTONDA, Engineer and

25

A-1 Existing view & proposed

1 view

A-2 site plan revised 11/19/20

2 A-3 artist's rendering

3 S-1 to S-31 photographs

4 Gene Rotonda stated they will
5 rebuild the entire station. It will be unmanned,
6 but monitored offsite. There will be minimal
7 lighting and a reduction in noise. It will meet
8 all local and state standards.

9 There will be a retaining wall
10 to level the site. There is a stormwater system
11 underground that will reduce the runoff and
12 discharge to the New Jersey Transit ditch the runs
13 behind the property. There is an agreement for
14 PSE&G to go on to the NJT property to clean up the
15 vegetation and debris in the swale.

16 There will be a containment
17 basin for possible release of contaminants. It
18 will be a solid concrete basin with no seams and
19 large enough to contain 110 percent of the
20 possible leak.

21 Construction should be done by
22 mid-2023. There will be temporary transformers to
23 avoid service disruptions. There will be safety
24 and security watches during construction.

25 There is no requirement to
have security cameras or surveillance. The fence
around the perimeter is designed so it can't be
climbed or cut easily. The site has to be
de-energized in cases of emergency.

Robert Monaco stated that the
stormwater management plan is adequate to address
the needs.

There is nothing combustible
in the building so it doesn't need fire hydrants.
Also, foam is used in case of fire.

In the resolution, it will
state that the approval is subject to all local
review agencies.

21 ANTONINO SPINELLA, 63
22 Masonicus Road, Mahwah, owner of 75, 69 & 53
23 Midland Avenue, questioned the stormwater
24 management plan and the agreement with NJT.
25 Applicant will have a discussion with NJT about
maintaining the ditch and will give Mr. Spinella
the contact information of that person at NJT in
case of future problems.

He was told that Bergen County
and Robert Monaco, the board's engineer, approved

1 the stormwater management plan. He was assured
2 that if there's a problem with flooding coming
3 from the PSE&G site, that they would be
4 responsible to fix it.

5 Mr. Spinella submitted
6 photographs taken of the properties in the area
7 with flooding. They were marked as S-1 to S-31.

8 Mr. Spinella said he was for
9 the application and wants to be a good neighbor.

10 A. Castelbuono made a motion
11 for APPROVAL, seconded by R. Colletti.

12 ROLL CALL VOTE:

13 Members Colletti, Freitag,
14 Castelbuono, Intrieri, and Mulligan in the
15 affirmative.

16 APPLICATION APPROVED

17 -----
18 P20-006 PROLOGIS, INC., 38
19 Market Street, Block 902, Lots 2, 10.

20 SITE PLAN WITH VARIANCES

21 CHRIS MURPHY, ESQ., on behalf
22 of Prologis, Inc.

23 A-1 aerial map

24 A-2 site plan rendering

25 A-3 site rendering

A-4 public access easement

JOSHUA SEWALD, engineer.

18 Applicant is proposing a Class A speculative
19 industrial building of 413,600 square feet with
20 loading on 2 sides, 98 positions and 4 drive-in
21 doors. There will be 197 parking spaces and 150
22 trailer storage spots. There will be ancillary
23 office space. The intent of the location and the
24 size was to comply with underlying zoning
25 standards. There is a shared private drive with
an easement on the east side. The proposal
reduces impervious coverage and includes over 500
plantings.

The stormwater management
system will have a water treatment device prior to
discharge into the Passaic River.

There are three variances
being sought. Landscaping in front yard

1 parking/loading area. The parking is located in a
2 safe area and is hidden. Parking setbacks - due
3 to meandering property line and various
4 rights-of-way, the applicant provided supplemental
5 landscaping to help mitigate. Driveway width
6 required is 35 feet. The driveways are larger so
7 trucks can turn into the lot easier.

8 COREY CHASE, traffic engineer.
9 The access points will remain the same with
10 curbing added to the private drive. According to
11 ITE standards, there will not be a significant
12 increase in traffic. Parking and circulation on
13 the site are safe and efficient. Slater will be
14 the primary truck access. Multiple users in the
15 warehouse will not change the traffic impact as it
16 was based on the square footage.

17 CREIGH RAHENKAMP, planner.
18 This witness adopted all the technical testimony
19 of the prior witnesses. The site has no
20 traditional front yard making it hard to place
21 parking. The parking was put in the most
22 appropriate and safest place on the site for
23 employees. The variances help accomplish that
24 needed safety.

25 The property is in a
floodplain and floodway where DEP approval to
build the requested pathway would be extremely
difficult to achieve. Another issue is access for
emergency vehicles, which would need the pathway
to be at least 15 feet wide. A third issue is
safety with the trucks and pedestrians being in
the same area. The applicant sees this as a
significant liability.

The applicant agrees to give
the municipality an easement of at least 25 feet
along the Passaic River with the condition that
the pathway be buffered away from the edge of
pavement for safety. The applicant will help the
municipality apply for permits to build a
footbridge and connecting a pathway loop with
sidewalks by the DPW property. The applicant will
use best efforts to help the municipality get all
easements necessary and applications by supplying
engineering and paying the fees.

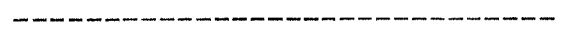
As a condition, if any inlets
of existing RCP pipes need to be replaced, they
will do that.

A. Castelbuono made a motion

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for APPROVAL, seconded by R. Colletti.
ROLL CALL VOTE:
Members Colletti, Freitag,
Castelbuono, Intrieri, and Mulligan in the
affirmative.

APPLICATION APPROVED



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STATE OF NEW JERSEY COUNTY OF BERGEN

BOROUGH OF ELMWOOD PARK
PLANNING BOARD

WORK SESSION

IN RE: MATTERS AND DECISIONS
RENDERED ON
WEDNESDAY, DECEMBER 2, 2020

TAKEN PLACE: Municipal Building
Elmwood Park, New Jersey
Commencing at 7:30 PM

BEFORE: The Planning Board of
Elmwood Park

PRESENT:

JEFFREY FREITAG, CHAIRMAN
MAYOR ROBERT COLLETTI, Member
COUNCILMAN GOLABEK, member
JOSEPH BENIAMINI, absent
ANTONIO CASTELBUONO, member
ROMANO INTRIERI, Member
JOSEPH MULLIGAN, Member
MARGARET PYRKA, Member
HARIS SHAKOOR, absent
VINCENT FERRARA, Alt 2, absent
MYLES GARVEY, Alt 1 absent

ALSO PRESENT
JOHN CONTE, ESQ.,
ATTORNEY TO THE BOARD
LORI SPROVERIO, Secretary
ROBERT MONACO, Boswell Engineering

MINUTES PREPARED BY:
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