

1 STATE OF NEW JERSEY COUNTY OF BERGEN

2 BOROUGH OF ELMWOOD PARK
3 PLANNING BOARD

4 PUBLIC MEETING
5 IN RE: MATTERS AND DECISIONS
6 RENDERED ON
7 WEDNESDAY, MAY 12, 2021

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

11 BEFORE: The Planning Board of
12 Elmwood Park

13 PRESENT:

14 JEFFREY FREITAG, CHAIRMAN
15 MAYOR ROBERT COLLETTI, Member
16 COUNCILMAN FASOLO, Member
17 JOSEPH BENIAMINI, Member
18 ANTONIO CASTELBUONO, member
19 ROMANO INTRIERI, Member
20 JOSEPH MULLIGAN, Member
21 MARGARET PYRKA, Absent
22 VINCENT FERRARA, Member
23 MYLES GARVEY, Member
24 CARL ROBERTS-Mayor's Delegate absent

25 ALSO PRESENT:
JOHN CONTE, ESQ.,
ATTORNEY TO THE BOARD
LORI SPROVIERO, Secretary

MINUTES PREPARED BY:
BETH CALDERONE
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MAY 12, 2021

ELMWOOD PARK PLANNING BOARD
PUBLIC MEETING

Chairman Freitag called the regular public meeting of the Elmwood Park Planning Board meeting to order, according to the Open Public Meeting Act, MAY 12, 2021 @ 7:30 PM.

FLAG SALUTE

RESOLUTION B21-012

RDL-ELMWOOD ASSOCIATION, LP
100 Broadway
BLOCK 301, Lot 2
PHENIX SALON

DISCUSSION ON RESOLUTION:

Clarification on the Resolution: No massage service, or massage suites, no manicure/pedicure or eyebrow services permitted

Motion offered by V. Ferrara to accept Resolution as written, second by Mr. A. Castelbuono.

ROLL CALL:

Members Freitag, Mayor Colletti, Councilman Fasolo, Castelbuono, Intrieri, Beniamini Mulligan, Garvey and Ferrara voted in the affirmative to accept.

MOTION CARRIED

1 APPROVAL OF MINUTES:

2 APRIL 14, 2021 Minutes offered by
3 Councilman Fasolo, second by V. Ferrara to accept
4 minutes as submitted

5 ROLL CALL:

6 Members Freitag, Mayor Colletti,
7 Castelbuono, Ferrara, Councilman Fasolo, Mulligan,
8 Garvey, Beniamini, Intrieri, voted in the
9 affirmative to approve minutes.

10 MOTION CARRIED

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14 B21-017 JOHN KAPAS,
15 435 River Drive
16 TENANT: Three Chefs, LLC
17 RAY TARANTULA, Applicant.

18 Henry Walentowicz, Esq., on behalf
19 of the applicant, Three Chefs, LLC.

20 Mr. Tarantula stated he has been in
21 the food service for 45 years and sees the vision
22 for this restaurant at this location. Hours of
23 operation 9:00 AM - 11:00 PM. Applicant entered
24 into an agreement with an adjoining property owner
25 Riverview East for combined dumpster use, and for
additional parking on their site at the close of
their business @8:30 PM.

Applicant currently has 22 parking
spaces on site. Applicant entered into an agreement
with a valet service to tandem/double-park a total
of 40 vehicles on site. The site will be controlled
by the Valet Service.

As stipulated applicant will work
with the building department regarding parking,
dumpster area, and the repair of the sidewalk along
River Road.

22 NO PUBLIC IN FAVOR OR OPPOSITION

23 Applicant agreed to making every
24 effort to keep the patron parking off local
25 streets.

1 Motion offered by Councilman Fasolo,
2 Second by V. Ferrara to approve the application

3 ROLL CALL:

4 Members Freitag, Mayor Colletti,
5 Councilman Fasolo, Castelbuono, Intrieri,
6 Beniamini, Garvey and Ferrara voted in the
7 affirmative to approve the application. Member J.
8 Mulligan voted in the Negative.

9 MOTION CARRIED

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11 APPLICATION B21-019
12 EAST FIFTY-FOUR, LLC
13 339 East 54th Street
14 Block 11-04, Lot 18
15 TENANT: Curcio Realty 3, LLC

16 Donald M. Onorato, Esq., on behalf
17 of the applicant.

18 Michael Curcio, is before the board
19 seeking a C.O. for the property to be used for
20 outside storage and truck parking. Applicant owns a
21 scrap and metal recycling facility in Saddle Brook
22 and seeks to use this site for additional storage
23 of roll off containers and trucks. Recycling of any
24 material is done out of the Saddle Brook Location.

25 Hours of operation, 7:00 AM - 4:30
PM, Monday through Friday. Saturday operation hours
7:00 AM - 12:00 PM. Sunday-closed.

Applicant stipulated to three
employees, and there being ample parking. There
will be no repairs done on site, no alterations to
the building, the footprint stays the same. No
truck washing on site. The yard is gravel and will
remain gravel.

NO PUBLIC IN FAVOR OR OPPOSITION

Motion offered by A. Castelbuono,
second by Councilman Fasolo to approve the
application

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ROLL CALL:

Members Freitag, Mayor Colletti, Councilman Fasolo, Castelbuono, Intrieri, Beniamini, Garvey, Mulligan, Ferrara voted in the affirmative to approve the application.

MOTION CARRIED

APPLICATION B21-028 RD ELMWOOD ASSOCIATES, LP
100 Broadway Suite 3
Block 301, Lot 2
TENANT: VIP NAIL & SPA

Jordan Yuelys, Esq., on behalf of the applicant.

Richard Tran, applicant, having 22 years experience in the nail salon trade is before the Planning board seeking tenancy at 100 Broadway Suite 3 in this multi-tenant strip mall with 32 work stations, and two wax rooms, providing his patrons with manicures, pedicures, waxing and eyebrow waxing.

Applicant amended the hours of operation during testimony to be 9:00 AM to 8:00 PM Monday through Saturday. Sunday hours of operation are 9:00 AM to 3:30 PM.

Applicant stated his business is run by appointments only, and there will be no massages performed on site. All manicurists will be licensed by the State of New Jersey.

NO PUBLIC IN FAVOR OR OPPOSITION

Motion offered by V. Ferrara, Second by A. Castelbuono to approve the application

ROLL CALL:

Members Freitag, Mayor Colletti, Councilman Fasolo, Castelbuono, Intrieri, Beniamini, Garvey, Mulligan and Ferrara voted in the affirmative to approve application.

MOTION CARRIED

MEETING ADJOURNED
MOTION TO ADJOURN BY UNANIMOUS VOTE

- 1 @8:30 PM
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