



# Borough of Elmwood Park

Municipal Building  
BERGEN COUNTY, NEW JERSEY 07407

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OFFICE OF:  
PLANNING BOARD SECRETARY

Work Session

August 5, 2020 7:30pm

Present:

Jeffrey Freitag, Chairman  
John Conte, Jr., Esq., Board Attorney  
Robert Colletti, Mayor/Member  
Antonio Castelbuono, Member  
Romano Intrieri, Member  
Joseph Mulligan, Member  
Margaret Pyrka, Member  
Myles Garvey, Alt. 1  
Vincent Ferrara, Alt. 2  
Carl Roberts, Mayor Delegate  
David Battaglia, Suburban Engineering  
Lori Sproviero, Board Secretary

Absent:

Councilman Golabeck  
Harris Shakoor

Agenda:

P20-001 Oncenter Construction 235 River Drive, Block 208 Lot 5.  
Application for minor subdivision

P20-002 Marcal Manufacturing, LLC 456-544 River Drive, Block 608 Lot 1.  
Application for Preliminary and Final Site Plan.

P20-003 Marcal Manufacturing, LLC 1 Market Street, Block 610 Lot 1.  
Application for Preliminary and Final Site Plan.

P-20-004 Elmwood Park Board of Education, 395 River Drive, Block 408 Lot 14.  
Land Acquisition.

Chairman called meeting to order 7:31 pm.

Roll call was taken.

Flag salute commenced.

P20-001 Oncenter Construction represented by Thomas Duch Esq 550 Mola Boulevard  
Questions arose and were addressed pertaining to lot sizes, driveway entrances and exits, safety issues, no parking on River Road, flooding, NJDOT approval, easement being included as part of lot size, police traffic study, one family homes, no crossover of lots, radius of driveways, exploring increase of openings and moving to the right.  
Applicant engineer will speak with the planning board engineer.

P20-002 Marcal Manufacturing, LLC represented by Thomas Duch Esq 550 Mola Boulevard  
Seeking approval to store finished product in 240 trailers.  
Trailers will be located on existing pad.  
Currently using 175 trailers for storage.  
Once new build is built plan is to stop storage use in trailers. Within 180 days of completion of new building trailers would not be needed.  
90 feet distance between each row of trailers.  
No proposed lighting changes.  
Distribution manager express they would be exiting warehouse at 35 Market and in need of trailer storage during transition until building is built on north side.  
Meeting was held prior to tonight about work to be done on fire hydrants.  
Members expressed concern, what are the plans for the area after warehouse is built and what if any additional traffic will there be.

P20-003 Marcal Manufacturing, LLC represented by Thomas Duch Esq 550 Mola Boulevard  
Seeking development of metal building.  
Construction of one-story metal building 29 feet 5 inches tall, metal skin, concrete slab, prefab building, 8 loading doors to the north center row columns.  
There is no existing drain run off at the site. Everything is pitched to the north.  
Building will employ 6 at one time.  
No plan for any rest room.  
Member concern, sprinkler system if only electric in building, how many trailers will be on site, one exit and entrance on River Drive, no access to back of building, footing or piling required?

#### Minutes accepted

March 4, 2020 moved by V. Ferrara 2<sup>nd</sup> by A. Castelbuono all in favor.  
March 11, 2020 moved by V. Ferrara 2<sup>nd</sup> by J. Mulligan all in favor.

P-20-004 Elmwood Park Board of Education  
Land acquisition. Courtesy review.

Adjourned 8:57pm motioned by V. Ferrara 2<sup>nd</sup> by M. Garvey all in favor.

Respectfully Submitted,  
Lori Sproviero  
Planning Board Secretary