

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

IN RE:

MATTERS AND DECISIONS

RENDERED ON

WEDNESDAY, February 11, 2015

February 11, 2015  
Municipal Bldg.  
Elmwood Park, New Jersey 07407  
Commencing at 8:00 pm

B E F O R E:

THE PLANNING BOARD OF THE BOROUGH OF ELMWOOD  
PARK.

PRESENT:

RONALD P. VICARI, Chairman  
JOHN ADAMO, Bd. Secty.  
RICHARD MOLA, Mayor/Member  
JOSEPH ABRAMO, Member  
JOHN VIVIANI, Member  
CLAUDIA ROSS, Member  
HARRY DECKER, Member  
FRANK CARAMAGNA, Member  
ANTHONY CHIRDO, Alternate  
GISELLE DIAZ, Bd. Engineer  
JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.  
30 Cedar Island Drive  
Brick, New Jersey 08723  
(732) 477-6710

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ZORAN, NIKOLCE, TOMMY, And TOME MILEVSKI (P15-001)	Granted	6

THE CHAIRMAN: The regular public meeting of the Elmwood Park Planning Board is called to order.

This meeting is being held in compliance with the Open Public Meetings Act.

Whereupon roll call is taken.

Roll call: Present were Members Adamo, Caramagna, Decker, Mayor Mola, Ross, Vicari, Viviani, Chirido and Abramo; Mr. Kaplan was absent.

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Mr. Adamo made a motion to accept the minutes of the December 10, 2014 meeting, seconded by Mayor Mola.

Roll call vote: Eligible to vote and voting in favor of said motion were Members Vicari, Adamo, Decker, Ross and Chirido.

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Ms. Ross made a motion to accept the minutes of the January 7, 2015 meeting, seconded by Mr. Abramo.

Roll call vote: Eligible to vote and voting in favor of motion were Members Ross, Abramo, Vicari, Adamo, Mayor Mola, Viviani, Chirido and Decker.

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BERNARD LANGAN (B15-005) (GRANTED)  
 PREMISES AFFECTED: 200 Riverfront Boulevard, Block 1201,  
 Lot 5.01  
 TENANT: Yu & Associates.

ROBERT KASUBA, ESQ. Appeared on behalf of the applicant.

GEORGE SILLER, sworn.

PETER YU, 200 Riverfront Boulevard, Elmwood Park, New Jersey, sworn.

Mr. Kasuba indicated this application is for an expansion of additional space of 1,400 square feet. They have provided parking for up to 6 additional employees.

Mr. Yu testified they are an existing tenant and are applying for additional office space for more employees and have provided 6 additional parking spaces. Their office hours are 8:30 am to 5:30 pm, and no overnight shifts, but occasional overtime.

After further questioning and discussion by the Board, the Chairman opened the meeting to the public. Hearing no one, the Chairman close the public portion.

Ms. Ross made a motion to approve, seconded by

Mr. Decker.

Roll call vote: Voting yes in favor of motion to approve were Members Ross, Decker, Adamo, Caramagna, Mayor Mola, Vicari, Viviani, Chirido and Abramo.

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ROBERT BALDANZI (B14-082) (GRANTED)  
PREMISES AFFECTED: 21 Wallace Street, Block 1405, Lot 1.  
TENANT: LACOA Inc. - Hector Baralt.

THOMAS DUCH, ESQ. Appeared on behalf of the applicant.

ROBERT BALDANZI, 281 Long Meadow Road, Kinnelon, New Jersey, sworn.

HECTOR BARALT, sworn.

Mr. Duch read into the record a letter dated 2/6/15 to Mr. Adamo correcting the Lot and Block number.

Mr. Baldanzi testified he constructed the subject building in 1959/1960. His family operated a chemical distribution company and later added a fuel additive business because of the downturn in the chemical business. They later operated a silicon blending company until approximately 2000. Between '95 and '05, they had approximately 9 employees with salespeople who would be in and out.

Mr. Baldanzi described the layout of the premises. He testified the section labeled as corrugated fiberglass building has 2 employees.

Mr. Baralt testified he is the owner and sole shareholder of LACOA, Inc. He testified he operates a laminating business which involves dealing with polyesters that they coat with water based adhesives. They apply same to plastics, etc. They utilize water, heat and pressure and use baby oil for their heating machines, and do not use any contaminants. He testified he purchased this business 15 years ago, but he's been in the business for 30 years.

He will have 12 employees at this location, 2 on the other side. His hours of operation are 7 am to 3:30 pm, but sometimes when they are busy, they may work from 7 am to 7 pm Monday through Friday and Saturdays from 7 am to 2 pm. They intend to occupy the concrete building for manufacturing and the one-story brick building for office use. He testified they have approximately 2 trucks daily in the afternoon, and maybe 1 truck in the morning bringing them materials.

At this time, A-1 was marked into Evidence (tax map).

Mr. Duch described ingress and egress into the site. He described the parking layout would be utilized and work in concert with truck deliveries, which will be made one at a time.

At this time, A-2 was marked into Evidence (site plan).

After further discussion and questioning by the Board, the Chairman opened the meeting to the public. Hearing no one, the Chairman closed the public portion.

Miss Ross made a motion to approve, seconded by Mr. Decker.

Roll call vote: Voting yes in favor of motion to approve were Members Ross, Decker, Adamo, Caramagna, Mayor Mola, Vicari, Viviani, Chirido and Abramo.

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ALEXANDER OPPER (B15-006) (GRANTED)  
 PREMISES AFFECTED: 495 Boulevard, Block 1407, Lot 13.  
 TENANT: Office and Medical Lab. Testing - Siamak  
 Samoohi.

AMY LEFKOWITZ, ESQ., 215 Lanza Avenue, Garfield, New Jersey, appeared on behalf of the applicant.

DAVID LALEHZAR, 495 Boulevard, Elmwood Park, New Jersey, sworn.

Mr. Lalehzar testified he is one of the partners of Suretox Laboratories. He testified they perform urine drug analyses on patients. He testified patients do not come to the office. The specimens are brought to them from the doctors' offices.

Their hours of operation are 9 am to 5 pm. Mr. Lalehzar testified they receive specimens either by courier or by UPS, between 9 am and 5 pm, but usually in the afternoons with no overnight deliveries. Maximum deliveries will be approximately 1 to 2 daily.

There will be 3 employees at this location, and they have 4 allocated parking spaces. He testified that the machines that perform the samples do not produce any noise. There will not be any overnight parking.

He testified the previous use was a medical office with walk-in patients. He testified they must follow State mandated guidelines for disposal of waste. They also employ a hazardous waste company which will come once a month or as needed to collect waste material. There will be no structural changes to the building.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public.

Hearing no one, the Chairman closed the public portion.

Miss Ross made a motion to approve, seconded by Mr. Decker.

Roll call vote: Voting yes in favor of motion were Members Ross, Decker, Adam, Caramagna, Mayor Mola, Vicari, Viviani, Chirido and Abramo.

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ZORAN, NIKOLCE, TOMMY AND  
TOME MILEVSKI (P15-001) (GRANTED)  
PREMISES AFFECTED: 2 Chamberlain Avenue, Block 1005, Lot  
1.02.  
PURPOSE: Application for a minor subdivision.

THOMAS DUCH, ESQ. appeared on behalf of the applicants.

NIKOLCE MILEVSKI, 15 Garwood Court, Garfield, New Jersey, sworn.

Mr. Duch noted there are changes to the updated proposed subdivision map, as a result of last week's work session. Mr. Duch indicated his client proposes to create two conforming lots on the subject premises. The existing garage will be removed.

Mr. Milevski testified he is one of the applicants regarding this application, as well as his dad and two younger brothers, and he is authorized to speak on their behalf. He testified the homes will be built in accordance with the Zoning Ordinances of the borough of Elmwood Park. He testified they are not requesting any variances or waivers and reviewed Boswell's 2/4/15 letter and agreed with same.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public.

WAYNE FERRARINI, 307 Raymond Street, Hasbrouck Heights, New Jersey, sworn.

Mr. Ferrarini questioned if the homes will have adequate off-street parking, as there is a parking problem now.

GAYLE FERRARINI, 307 Raymond Street, Hasbrouck Heights, New Jersey, sworn.

Ms. Ferrarini questioned if there would be a two-family home, would they be required to provide sufficient off-street parking.

Mr. Alexy Sosa also appeared.

Hearing no one further, the Chairman closed the public portion.

Miss Ross made a motion for a simultaneous application, one declaring this a minor subdivision and the second one approve the minor subdivision, which motion was seconded by Mr. Caramagna.

Roll call vote: Voting yes in favor of motion to approve were Members Ross, Caramagna, Adamo, Decker, Mayor Mola, Vicari, Viviani, Chirido and Abramo.

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There being no further matters before the Board, Mr. Decker made a motion to adjourn, seconded by Mr. Abramo, and all members voting in favor, the Chairman adjourned the meeting.

JOHN ADAMO, Board Secretary