

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

IN RE:

WORK MEETING

ON

WEDNESDAY, FEBRUARY 4, 2015

FEBRUARY 4, 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  
HARRY DECKER, Vice Chairman  
JOHN ADAMO, Bd. Secty.  
RICHARD MOLA, Mayor/Member  
CLAUDIA ROSS, Member  
ANTHONY CHIRDO, Member  
JOSEPH ABRAMO, Member  
MEL KAPLAN, Member  
FRANK CARAMAGNA, Councilman/Member  
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

## INDEX

APPLICANT	DISPOSITION	PAGE
BUSINESS C.O. APPLICATIONS:		
ROBERT BALDANZI (P14-082)		CHECK
AGENDA:		
ZORAN, NIKOLCE, TOMMY and TOME MILEVSKI (P15-001)		check

THE CHAIRMAN: The work 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, Kaplan, Mayor Mola, Ross, Vicari, Chirido and Abramo; Members Leone and Viviani were absent.

\*\*\*\*\*

ROBERT BALDANZI (P14-082)

PREMISES AFFECTED: 21 Wallace Street, Block 1405, Lot 1.

TENANT: LACOA Inc. - Hector Baralt.

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

HECTOR BARALT, appeared.

Mr. Duch indicated his client is seeking a business Certificate of Occupancy for LACOA. He stated his client operates a laminating company.

Mr. Duch indicated he will clear up the discrepancy of Block 1045, Lot 1 on the drawing, and Block 166, Lot 14 on the application.

Mr. Baralt stated he's been in this business for 43 years. He sold his building in Paterson and would like to locate in Elmwood Park. He stated they work with metalized polyesters that are water cooled with recirculated water. They also laminate vinyls and do not use any chemicals or flammable materials. They use a baby type oil to lubricate their machines.

The owner of the building has storage in the area designated Corrugated Fiberglass Building. Mr. Baralt will occupy the portion designated C&C Block Building, plus the office. Their plan is to purchase the 2.6 acres in 5 to 6 years.

They have 11 employees on the highest shift.

The landlord only occupies 2 spaces. There are 10 spaces. He stated he will have 1 to 2 trucks daily.

The hours of operation are 7 to 3:30, Monday through Friday; no Sundays, but occasional Saturdays, 7 to 7 on busy times.

At this time, the application was amended to show the Saturday hours 7-2, Monday through Friday, 7 to 7.

The Chairman indicated the Board will require something from the landlord in person or in writing so the Resolution can reflect the parking layout, so the

Board knows exactly how many spaces there are.

Mr. Baralt stated their conference room will display their products, and from time to time, customers will visit, but he mostly travels to their locations. He is not a retail operation.

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.

\*\*\*\*

ZORAN, NIKOLCE, TOMMY and  
TOME MILEVSKI (P15-001)  
PREMISES AFFECTED: 2 Chamberlain Avenue, Block 1005, Lot  
1.02.  
PURPOSE: Application for a Minor Subdivision.

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

Mr. Duch indicated this is an application for a minor subdivision. The property, pre-subdivision, consists of 12,407.49 square feet. His client proposes to divide the property into 2 conforming one-family residential building lots. They will meet all side yard, rear and front yard setbacks.

Mr. Duch explained an error in the list provided by the Assessor, but same does not impact the application in any way.

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

WAYNE FERRARINI, 557 River Drive, Elmwood Park, New Jersey, appeared.

ALEXY SOSA, 24 Chamberlain Avenue, Elmwood Park, New Jersey, appeared.

Mr. Ferrarini and Mr. Sosa had questions regarding the size of the project, parking, etc.

Mr. Duch indicated he will go through the Engineer's letter next week, but in terms of paragraphs 6 through 11, his client will comply with each and every point.

Mr. Ferrarini stated the existing garage will be demolished.

The Chairman stated that no work is to proceed until the garage is demolished.

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

\*\*\*\*

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

JOHN ADAMO, Board Secretary