

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

IN RE:

MATTERS AND DECISIONS RENDERED

ON

WEDNESDAY, NOVEMBER 12, 2014

NOVEMBER 12, 2014  
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  
EUGENE LEONE, Member  
JOSEPH ABRAMO, Member  
MELVIN KAPLAN, Member  
JOHN VIVIANI, Member  
FRANK CARAMAGNA, Councilman/Member  
GISELLE DIAZ, Bd. Engineer  
JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.  
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Brick, New Jersey 08723  
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THE CHAIRMAN: The regular 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, Kaplan, Leone, Vicari, Viviani, Abramo and Mayor Mola (arrived late); Members Decker, Ross and Chirido were absent.

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Mr. Kaplan made a motion to accept the minutes of the October 1, 2014 meeting, seconded by Mr. Leone.

Roll call vote: Eligible to vote and voting yes in favor of motion were Members Kaplan, Caramagna, Vicari, Adamo, Leone and Abramo.

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Mr. Leone made a motion to accept the minutes of the October 8, 2014 meeting, seconded by Councilman Caramagna.

Roll call vote: Eligible to vote and voting yes in favor of motion were Members Leone, Caramagna, Viviani, Kaplan, Abramo, Adamo and Vicari.

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ONE ELMWOOD PARK, LLC  
 (B14-057 and B14-066) (GRANTED)  
 PREMISES AFFECTED: 1 Broadway, Block 120, Lot 1.  
 TENANT: Body Sculpt Corp./Redi Diagnostics.

NILUFER DE SCHERER, ESQ. appeared on behalf of the applicant.

OLGA CHEPKUNOV, 211 Chestnut Ridge Road, Woodcliff Lake, New Jersey, sworn.

Ms. DeScherer indicated they had submitted an application that there would be 2 parking spaces allocated to this space, which was amended. Her client has a C of O and they're amending it to allocate 12 parking spaces for their use, and 2 to be used by Body Sculpt.

Ms. Chepkunov testified that Body Sculpt is a corporation that is a medical spa business that works on fat reductions on different parts of the body, using various equipment modalities. The hours of operation are Monday through Friday, 9 am to 7 pm, Saturday, 10 am to

4 pm.

There will be 2 employees, herself and another person who also works for Redi Diagnostics. They see approximately 1 customer per hour.

There will be no overnight parking of vehicles. There will be no deliveries. There will not be any alterations to the premises. One room will be used for Redi.

She testified 2 parking spaces have been allocated to Body Sculpt and if the sublease ends, the 2 spaces will revert back to Redi. She moved into the space 9 years ago and the number of employees has not changed. The hours of operation are the same for Redi.

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.

Mr. Kaplan made a motion to approve, seconded by Councilman Caramagna.

Roll call vote: All voted in favor.

Mr. Adamo made a motion to approve B14-066, which was seconded by Mr. Leone.

Roll call vote: All voted in favor.

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ONE ELMWOOD PARK LLC (B14-034)  
 PREMISES AFFECTED: 1 Broadway, Block 120, Lot 1.  
 TENANT: PB Pediatrics, Dr. Bhattyy.

ANIS BHATTY, ESQ., 1 Broadway, Elmwood Park, New Jersey sworn.

(The record notes the appearance of Mayor Mola.)

Dr. Bhattyy testified she's been at her present location for 19 years. She now wants to move to a larger, better suite, with another doctor, so they can both cut down on their hours.

They now have 10 parking spaces. They have 3 employees on the highest shift. They work in shifts, so not all 3 employees will be there at the same time. While she is seeing one patient, they usually have two waiting.

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

Mr. Leone made a motion to approve, seconded by Mr. Abramo.

Roll call vote: All voted in favor.

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D&K PROPERTIES (B14-068) (GRANTED)  
 PREMISES AFFECTED: 440 Market Street, Block 1410, Lot 5.  
 TENANT: J. Rodriguez - JAR Medical Services.

JOHN PAUL VELEZ, ESQ. appeared on behalf of the applicant.

JOSEPH A. RODRIGUEZ, III, 27 Vetron Drive, Woodland Park, sworn.

KEVIN SILVER, 440 Market Street, Elmwood Park, New Jersey, sworn.

Mr. Rodriguez testified JAR Medical Services is a private ambulance company that transports patients. He is the sole employee. The office hours are 9 am to 5 pm. No clients will visit the office.

He testified there are 2 spaces allocated to him, one for the ambulance and one for his personal vehicle. Only the ambulance will be parked overnight.

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.

Mr. Kaplan made a motion to approve, seconded by Councilman Caramagna.

Roll call vote: All voted in favor of motion.

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D&K PROPERTIES (B14-073) (GRANTED)  
 PREMISES AFFECTED: 440 Market Street, Block 1410, Lot 5.  
 TENANT: J. Krnokoca - Sales Office.

SALVATORE GREENMAN, ESQ. appeared on behalf of the applicant.

KEVIN SILVER, 440 Market Street, Elmwood Park, New Jersey, previously sworn.

JADRANKO KRNOKOCA, 144 Main Street, Garfield, New Jersey, sworn.

Mr. Krnokoca testified Movers and Beyond is a house moving company. They have 3 allocated parking spaces. He has 3 employees, including himself. There will be no truck parking on premises, only personal vehicles. No customers will visit the premises.

Mr. Silver testified the 3 previous tenants all had 3 parking spots.

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.

Mayor Mola made a motion to approve, seconded by Mr. Kaplan.

Roll call vote: All voted in favor of motion.

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BROOK DEVELOPMENT LLC (B14-062) (GRANTED)  
 PREMISES AFFECTED: 97 Linden Avenue, Block 1003, Lot 16.  
 TENANT: Pinnacle MRI Group.

DAVID SCILLIERI, ESQ. appeared on behalf of the applicant.

Mr. Scillieri stated Pinnacle Group has been in existence here since 2011, with a C of O in place. His clients, who are 50/50 partners, have taken over after being managers since 2012, and having the license put in their names. The State of New Jersey requires that the C of O not include the name of the previous owner.

IMRAN ANSARI, 97 Linden Avenue, Elmwood Park, New Jersey, sworn.

RAGHAV GUPTA, 97 Linden Avenue, Elmwood Park, New Jersey, sworn.

Mr. Ansari testified he and Dr. Gupta are fifty percent owners of Pinnacle Group. He testified Pinnacle Group is an MRI imaging facility, performing MRIs and ultrasounds. He testified they are located on the first floor.

Both witnesses testified their intent is to satisfy the State of New Jersey Department of Health requirements so the licensing can be in their names.

The entire building has 40 parking spaces, and they are allocated 20; that has been in effect since 2011.

Including himself, they have 5 employees. He testified they will have approximately 3 patients hourly. He testified the hours of operation are Monday through Friday, 9 am to 7 pm, and Saturdays 9 am to 5 pm. He testified everything will remain exactly as it has been for the last 4 years.

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.

Mayor Mola made a motion to approve, seconded by Mr. Kaplan.

Roll call vote: All voted in favor of motion.

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JOSEPH ARABIA (B14-069)  
PREMISES AFFECTED: 241 Molnar Drive, Block 1107, Lot 1.  
TENANT: On Point Wellness & Physical Therapy.

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

JOSEPH ARABIA, 241 Molnar Drive, Elmwood Park, New Jersey, sworn.

Mr. Duch reminded the Board that his clients, the Szymczaks, appeared last week at the work meeting and could not be present tonight, but he has a Power of Attorney which he has provided to Mr. Conte.

Mr. Duch stated this involves both B14-069 and B14-070.

Mr. Arabia testified he is the owner of the subject premises, a two-unit condominium. Mr. Arabia owns LKU, an engineering business which has been downsized, going from 24 employees to 8.

At this time, Mr. Arabia reviewed the site plan for the Board. He testified there are 2 handicapped parking spaces.

At this time, A-1 was marked into Evidence (parking schematic.)

Mr. Arabia testified there are 48 parking spaces on site, and 24 devoted to each condominium. He testified the spaces marked "LKU" are designated for them; the spaces designated "W/PT" are the On Point spaces; the 4 spaces marked "SB" are designated for Dr. Stephan Borbely; the 3 spaces marked "space" are for the tenants' use.

Mr. Duch indicated on behalf of his clients, the Szymczaks, they would not exceed 6 days a week, 9 am to 7 pm. Mr. Szymczak runs a physical therapy operation and Mrs. Szymczak is an acupuncturist; they act as each other's support staff. Their typical highest patient load is after school hours and the early evening hours. There will be no Sunday operation. They will occupy a small portion of the space.

Mr. Arabia testified as to a small portion of space that he once occupied of approximately 1,200 square feet.

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

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.

Mayor Mola made a motion to approve, seconded by Mr. Leone.

Roll call vote: All voted in favor of motion.

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JOSEPH ARABIA (B14-070) (GRANTED)  
 PREMISES AFFECTED: 241 Molnar Drive, Block 1107, Lot 1.  
 TENANT: Dr. Stephan Borbely.

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

JOSEPH ARABIA, 241 Molnar Drive, Elmwood Park, New Jersey, previously sworn.

DR. STEPHAN BORBELY, 511 Boulevard, Elmwood Park, New Jersey, sworn.

Mr. Arabia testified he is the owner of the subject premises. He testified he is the owner of LKU, an engineering firm that has gone from 24 to 8 employees. He testified he is here to allow Dr. Borbely to occupy a portion of what used to be LKU's space. He further testified there are 48 spaces on site, 24 devoted to each condo. He testified there are 2 handicapped spaces on site.

At this point, A-1 is marked into Evidence (site plan.)



Mr. Arabia testified all 24 spaces, 12 on each side, are reserved for the first floor. In the rear of the building, there are 4 spaces marked "SB"; they are reserved for Dr. Borbely. The 3 spaces marked "space" are for overflow in the event Dr. Borbely's spaces are full.

At this time, A-2 is marked into Evidence (Demolition and Renovation Plan, LKU Group.)

Dr. Borbely testified he's been practicing in Elmwood Park for 15 years as a podiatrist. He is currently located at 511 Boulevard. He is open 7 days a week, from 9 am to 7 pm. He has one office manager and one part-time clerical staff girl, who comes in when he is not seeing patients to do filing and paperwork. His patients are by appointment, only.

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.

Mr. Kaplan made a motion to approve, seconded by Councilman Caramagna.

Roll call vote: All voted in favor of motion.

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GJS PROPERTIES (B14-072) (GRANTED)  
 PREMISES AFFECTED: 37 Midland Avenue, Block 1510, Lot 2.  
 TENANT: Joe Hansen - FGO Deliveries.

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

NELSON L. ORTIZ, 1513 Carrington Avenue, Jersey City, New Jersey, sworn.

Mr. Duch stated FGO Deliveries has experienced a growth in their Linden location and also in Elmwood Park, and is in need of additional space, so they are seeking permission to occupy the former E&S Foods.

Mr. Ortiz testified he is the operations manager for FGO, has been with them approximately 5 years, and he is familiar with the operation. He testified they will use this location as a warehouse and appliance delivery center. Their main yard is in Edison, where they store their trucks, approximately one hundred.

He testified they deal in high end new appliances, only, which would be brought here, broken down and separated, put in trucks and taken off site to be delivered to various stores, locations.

In the morning, the drivers go to Edison, pick up their trucks and bring them to Elmwood Park, where it is processed. Trailers initially deliver the merchandise to

Elmwood Park approximately 3 am; at approximately 5 am the trucks arrive from Edison and are then loaded by one forklift. Those trucks are approximately 24-26 feet, and there would be approximately 10, averaging from 3 am to 6 pm.

Mr. Duch asked the Board to amend the application to indicate a 6-day operation, 3 am to 6 pm.

Mr. Ortiz testified trucks load/unload in the rear near the railroad tracks. They have a total of 10 parking spaces. Their largest shift would have 6 employees. They will not make any interior changes. Recycling will be taken off premises via their trucks.

He further testified their drivers are trained to keep a low profile, no honking of horns, idling of trucks, etc. They will use an electric forklift.

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.

Mr. Kaplan made a motion to approve, seconded by Mr. Leone.

Roll call vote: All voted in favor.

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Mr. Kaplan made a motion to accept the Resolution in the matter of GRANT INDUSTRIES (P14-007), seconded by Councilman Caramagna.

Roll call vote: All voted in favor.

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Mr. Adamo made a motion to accept the Resolution in the matter of GEORGE BAGLIERI & SABASTIANO INTURRISI (P14-008), seconded by Councilman Caramagna.

Roll call vote: All voted in favor.

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Mr. Kaplan made a motion to accept the Resolution in the matter of ITALIAN CERAMIC (B14-060), seconded by Mr. Leone.

Roll call vote: All voted in favor.

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Mr. Kaplan made a motion to accept the Resolution in the matter of PETER MARCALUS (B14-058), seconded by Mr. Viviani.

Roll call vote: All voted in favor.

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Mr. Abramo made a motion to approve the meeting dates for the year 2015, seconded by Mr. Caramagna. Roll call vote: All voted in favor.

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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