

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

IN RE:

WORK MEETING

ON

WEDNESDAY, NOVEMBER 5, 2014

NOVEMBER 5, 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
HARRY DECKER, Vice Chairman
JOHN ADAMO, Bd. Secty.
RICHARD MOLA, Mayor/Member
CLAUDIA ROSS, Member
EUGENE LEONE, Member
JOSEPH ABRAMO, Member
MEL KAPLAN, Member
JOHN VIVIANI, 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:		
ONE ELMWOOD PARK LLC	(B14-057)	3
ONE ELMWOOD PARK,	LLC (B14-034)	3
ONE ELMWOOD PARK LLC	(B14-066)	3
BROOK DEVELOPMENT LLC	(B14-062)	5
D&K PROPERTIES	(B14-068)	4
D&K PROPERTIES	(B14-073)	5
JOSEPH ARABIA	(B14-069)	6
JOSEPH ARABIA	(B14-070)	7
GJS PROPERTIES	(B14-072)	7

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, Decker, Kaplan, Leone, Mayor Mola, Ross, Vicari, Viviani and Abramo; Councilman Caramagna and Mr. Chirido were absent.

ONE ELMWOOD PARK, LLC (B14-057 and B14-066)
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 appeared.

Ms. DeScherer indicated she represents Body Sculpt Corp. and they are seeking an amendment to the application originally submitted, which application allocated 2 parking spaces to Body Sculpt.

She stated the application originally stated zero parking spaces. She further stated the Redi Diagnostics Facility will provide testimony that they have submitted 12 parking spaces, and stated this is a combined application with B14-066.

As a result, Redi Diagnostics will be reduced from 14 parking spaces to 12, affording Body Sculpt 2 parking spaces.

The Chairman indicated this will have to be done with two Resolutions.

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.

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

HASHED PATEL appeared.

ANISA BHATTY appeared.

Dr. Bhatti stated she currently has a medical practice on Broadway, in Suite 304, where she has been for 19 years, and is joining practices with Dr. Patel,

who practices in Fair Lawn. They are moving to the suite next door, which is bigger. They will work the same days but different shifts, Dr. Patel in the morning and she will work in the afternoon.

Both practices are virtually the same and by appointment.

The Chairman suggested this be done by Resolution, and the applicants agreed.

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.

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

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

J. RODRIGUEZ appeared.

KEVIN SILVER appeared.

Mr. Velez stated he represents Mr. Rodriguez, who is seeking a commercial zoning application. He described the business as a transportation service for people in nursing homes/hospitals, i.e., a private ambulance company.

The hours of operation are 9 am to 5 pm, and that will be the only time they will occupy the location.

Vehicle operation will occur up until 7 to 8 pm.

They are allotted 2 parking spaces, one for the ambulance and one for a private vehicle.

Mr. Velez indicated he would like to amend the application, which stated 4 vehicles will be parked overnight, and there will only be one vehicle parked overnight.

Mr. Rodriguez stated this is a private ambulance service with one full-time employee in the office from 9 am to 5 pm, 2 parking spaces provided, 1 for the employee and 1 for the ambulance.

There are no visitors to the site.

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.

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

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

JADRANKO KRIVOK appeared.

CAOREN ABUHASIRA appeared.

Mr. Greenman stated his client is seeking to rent the subject premises and not make any changes. The building has 43 parking spaces and he is looking for 3; he has 3 employees, the same as the previous tenant. No clients visit the site. The employees arrive at 9 am and leave at 6 pm.

The applicant indicated this is a moving company and this will be used as a sales office. Although this will be a 1-2 truck operation, the trucks will not be in the area. The trucks are stored off-site in Lodi.

The Chairman suggested this be done by Resolution and the applicant agreed.

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.

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

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

IMRAN ANSARI, appeared.

RAGHAV GUPTA, appeared.

Mr. Scillieri stated this is a pre-existing business for approximately 5 years. The reason his clients needed to make this application is they purchased ownership of the LLC. In order for his clients to get licensing in their names, they must demonstrate the C of O is in their name and the existing C of O is presently in the name of the prior owner.

The Chairman requested the applicant to produce a previous Resolution from 2011.

His clients are 50/50 partners. The operation will not change, strictly a change of ownership, i.e., same hours, same activities, same 20 parking spaces.

The Chairman suggested this be done by Resolution and the applicants agreed.

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.

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

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

JOSEPH ARABIA appeared.
SABRINA SZYMCZAK appeared.
MARK SZYMCZAK appeared.

Mr. Duch indicated he is appearing regarding this application, and application no. B14-070, as they involve the same building. He indicated the site plan and the interior building plan are exactly the same.

Mr. Duch reviewed the site plan for the Board.

Mr. Arabia described the building layout. He stated the condominium by-laws state they split the parking. He stated LKU is his firm, an engineering firm, that had occupied the full second floor from 1991 to 2010, with a high of 24 employees; they have gone down to 8. Mr. Arabia explained how the space would be shared/divided between the two tenants.

Ms. Szymczak stated she and her husband are principals of Well Point Fitness; she stated she is an acupuncturist and her husband is a physical therapist. They would like to operate at this location 6 days per week, with no Sunday operation. The hours will be 9 am to 7 pm. She stated a lot of their work is done in the afternoons and early evenings, their busiest times.

They have 6 parking spaces allocated to them.

Mr. Szymczak stated he specializes in orthopedic rehabilitation. He sees approximately 2 patients per hour, and they share mutual patients. Their treatment compliments each other and his patients attend approximately 30 minutes per visit. They both carpool.

Ms. Szymczak also serves as receptionist/billing, etc.

Mr. Duch questioned both Mr. and Ms. Szymczak for permission for Power of Attorney, to be able to incorporate all the statements made this evening for next week's hearing, and both agreed.

The Chairman suggested this be done by Resolution, and the applicants agreed.

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.

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

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

DR. STEPHAN BORBELY appeared.

JOSEPH ARABIA appeared.

Mr. Arabia described the plan and layout and location of the proposed tenant.

Dr. Borbely stated he's been practicing in Town for 15 years with one full-time employee, and an employee who comes in mostly on his days off to perform filing and paperwork.

He would be open 6 days per week, with no Sunday operation. His typical hours of operation are 9 am to 7 pm but he generally finishes by 5/5:30 pm. Wednesdays and Fridays he is usually working outside the office, with support staff present from 9 am to 3 pm.

All appointments are by appointment. He has two appointment rooms and tries not to keep people waiting.

He will have 4 allocated parking spaces.

The Chairman suggested this be done by Resolution and the applicant agreed.

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

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

NELSON ORTIZ appeared.

Mr. Duch indicated his client is seeking to occupy the old E&S Italian Food Specialty building. Mr. Duch stated FGO packages and transports many things, but this location will be specific to new appliances. The appliances will be delivered here, be broken down and shipped to various stores. Their major truck terminal is located in Linden and they have office space at 630 Boulevard.

Mr. Ortiz stated he oversees the entire operation

from merchandise being brought to this location as well as the distribution of same. Trailers arrive at approximately 3 am to 5 am daily, with some other trucks that arrive from Edison and either deliver or pick up freight.

This is a 5 day a week operation, Monday through Friday, with no Saturday and Sunday operations. The latest employees remain on site is 6 pm, and there will be no overnight parking on site. Their highest shift will be 5 to 6 employees.

They recycle and all materials are taken off site, as trucks are emptied. The trucks departing with deliveries will leave approximately 5 to 6 am. The drivers will not have to return for their personal vehicles, as they are housed in Edison.

The Chairman suggested this be done by Resolution and the applicant agreed.

They have 11 parking spaces allocated to them.

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.

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

JOHN ADAMO, Board Secretary