

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

IN RE:

MATTERS AND DECISIONS RENDERED

ON

WEDNESDAY, OCTOBER 8, 2014

OCTOBER 8, 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  
EUGENE LEONE, Member  
ANTHONY CHIRDO, 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.  
30 Cedar Island Drive  
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, Decker, Kaplan, Leone, Mayor Mola, Vicari, Viviani, Chirido and Abramo; Ms. Ross was absent.

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Mr. Leone made a motion to accept the minutes of the September 3, 2014 meeting, seconded by Mr. Viviani.

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

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Mr. Caramagna made a motion to accept the minutes of the September 10, 2014 meeting, seconded by Mr. Leone.

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

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ONE ELMWOOD PARK, LLC (B14-057)  
PREMISES AFFECTED: 1 Broadway, Block 120, Lot 1.  
TENANT: Body Sculpt Corp.

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

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

Ms. DeScherer appeared with her client and requested an adjournment and waived any time constraints or limitations the Board may be under.

The Chairman reminded the applicant that two Resolutions will be required, as this involves two separate corporations.

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LKD-3 LLC, BF LANGAN  
CONSULTANTS (B14-053)  
PREMISES AFFECTED: 611 River Drive, Block 1019, Lot  
18.02.  
TENANT: Spencer Savings Bank.

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

Mr. Kasuba reminded the Board this is an  
application for an additional 1,540 square feet to be  
used by Spencer Savings Bank.

RICHARD FRACARO, 611 River Drive, Building 3,  
Elmwood Park, New Jersey, sworn.

Mr. Fracaro testified they are moving their  
current call center to this new space and installing 6  
cubicle workstations, which will generate 6 additional  
employees, and allocating 6 additional parking spaces.

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. Decker made a motion to approve, seconded by  
Mr. Caramagna.

Roll call vote: All voted in favor.

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PETER MARCALUS, 465 BOULEVARD  
ASSOCIATES (B14-058)  
PREMISES AFFECTED: 465 Boulevard Associates, Block 1407,  
Lot 1.  
TENANT: Holt & Bugbee - William Collins.

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

WILLIAM COLLINS, 12 Alcott Way, North Hanover,  
Massachusetts, sworn.

PETER MARCALUS, sworn.

Mr. Duch indicated his client wishes to occupy  
warehouse space at the subject premises located in the  
IR Zone for lumber product storage and distribution. The  
hours of operation are Monday through Saturday, 6 am to  
6 pm, with 6 cars/3 trucks to be parked on site.

Mr. Collins testified he is CFO/VP of Finance.  
Their headquarters are in Tewksbury, Massachusetts,

where they manufacture, as well as in Philadelphia. This facility will be used for redistribution and packaging of materials to be delivered to New York and local markets.

The firm has been in business since 1825. There will be no manufacturing at this site. Materials will come via tractor trailers, unloaded by forklift, all lumber related. Other products, such as molding, flooring, cabinets, furniture parts, will be stored and eventually put on delivery trucks and brought to various destinations. They will utilize 26-foot straight trucks.

Mr. Collins described via the site plan how door no. 7 will be used as a manager's office, store room, break room, restrooms, etc., and where door no. 8 is situated, that will be used for a combination of lumber storage, etc.

The garage doors are adequate to accommodate the box trucks.

They will start off with 5 employees; in the event of growth, Mr. Collins anticipates a total of 8 employees.

Mr. Marcalus testified he is appearing on behalf of 465 Boulevard Associates, and has authority to speak on its behalf.

Mr. Marcalus reviewed the color coded diagram for the Board, showing 6 parking spaces for cars and 3 for the trucks.

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. Decker.

Roll call vote: All voted in favor of motion.

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ITALIAN CERAMIC TILE CO.  
(B14-060) (GRANTED)  
PREMISES AFFECTED: 3 Boumar Place, Block 1407, Lot 5.  
TENANT: Kreisler Manufacturing Corp. and Subsidiaries.

BRUCE WHITTAKER, ESQ. appeared on behalf of the applicant.

EDWARD A. STERN, 30 Park Lane, Essex Fells, New Jersey, sworn.

Mr. Whittaker reminded the Board at the work session they modified the application to reflect 30

employees on the highest shift, and the parking will remain the same, as there will be no members of the public coming to the site.

Mr. Stern testified he is Co-President/Chief Corporate Officer, and has entered into a lease agreement for this location. Their company has been in Town approximately 50 years.

He testified they will move equipment from 180 VanRiper Avenue to this location, along with their machine shop, tool room and engineers. He testified the maximum number of employees will be 30, and they have 30 parking spaces.

The hours of operation are Monday through Friday, 6 am to midnight, and weekends when required.

No public will visit this facility. Trucks coming to and from the facility will be UPS/FedEx type of trucks, involving raw materials and supplies, approximately 5 trips daily.

The other type of equipment they use, regarding noise, C&C lathes, etc., do not require the use of hearing equipment or the like.

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

Roll call vote: All voted in favor of motion.

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GRE RIVER DRIVE, LLC (B14-061)  
PREMISES AFFECTED: 669 River Drive, Block 1202, Lot 22.  
TENANT: Keyence Corp. Of America.

RICHARD KILSTEIN, ESQ. appeared on behalf of the applicant.

THOMAS PIRET, 390 Park Avenue, Rutherford, New Jersey, sworn.

CHRISTOPHER HAYES, 519 Claremont Place, Cranford, New Jersey, sworn.

Mr. Piret testified they are a sales company that sells electronic devices for automation. He testified this is an expansion of existing space which they have occupied for years, and are increasing by 1,700 square feet. They have 47 spaces allocated.

Mr. Hayes testified there are 285 spaces allocated for the entire building.

Mr. Piret testified there is no manufacturing at all at this location. No members of the public visit this location.

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

Roll call vote: All voted in favor of motion.

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GRANT INDUSTRIES (P14-007)  
PREMISES AFFECTED: 98A Main Avenue, Block 1104, Lot 15.  
PURPOSE: Site Plan application for placement of a generator.

DANIEL GRANATELL, ESQ. appeared on behalf of the applicant.

Mr. Granatell indicated this application is seeking permission to install an emergency generator. He stated as a result of the work session, they have submitted revised plans reflecting bollards and a chain link fence, addressing safety concerns addressed by the Board, but as the fence hinders accessibility to the generator, he is amending the application to remove same.

DAVID GRANATELL, 1745 Union Valley Road, West Milford, New Jersey, sworn.

Mr. David Granatell testified he is the Executive Director of Grant Industries, which manufactures chemicals for textiles, fabrics, etc. He testified they need the generator for emergency purposes.

PATRICK MC CLELLAN, Engineer, sworn.

Mr. McClellan was qualified and testified as a licensed professional engineer.

He testified they were engaged to prepare a plan locating a generator as far from residential houses as possible, and as such, it will be located in the same vicinity as the presently existing transformer. It will be 25' off the property line.

The generator is 6 1/2 feet wide by 27 feet long,

and thus the pad is now 10 feet by 30 feet. He further testified to safety bollards and the location of same. He confirmed the fence will be removed from the plans as per the advice of the generator manufacturer.

JOHN LUCAS, 401 O'Neill Drive, Quakertown, Pennsylvania, sworn.

Mr. Lucas testified he's a mechanical engineer working with emergency systems for 12 years. He testified the generator will have a double wall tank, UL listed with leak protection. He testified the decibel sound level is 87.1 dba at a measurement of 23', with the generator working at 100%. Due to the location of the generator, the decibel level will be approximately 67 at the front property line.

Mr. Granatell stated they propose to test the generator every Wednesday at noon for approximately 1/2 hour to 45 minutes, but are open to suggestion by the Board.

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. Viviani.

Roll call vote: All voted in favor of motion.

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GEORGE BAGLIERI & SABASTIANO  
INTURRISI (P14-008)  
PREMISES AFFECTED: 14 14th Avenue, Block 308, Lot 4.  
PURPOSE: Application for a Minor Subdivision.

EDWARD MAINARDI, JR., ESQ. appeared on behalf of the applicant.

THOMAS STEARNS, 144 Jewel Street, Garfield, New Jersey, sworn.

Mr. Mainardi indicated this application involves subdividing a single family lot into 2 conforming lots. There presently exists a house on the property, but the garage has been removed, leaving a lot for construction of a new home. No variances are being requested, except for a variance of the existing setback of the existing home, which remains.



The Chairman noted that they both are non-conforming, but they are not subdividing into an additional variance, and they are not seeking a variance for the non-conformity.

Mr. Stearns was qualified and testified as a licensed engineer and land surveyor licensed in the State of New Jersey. He reviewed the site plan with the Board. He testified the lot is 100' deep by 125' wide, with an existing 2 1/2 story frame dwelling, one-family, with a rear garage. The proposal is removal of the garage and create one 55' by 100' lot, and a second 70' by 100' lot.

They will also construct a one-car garage with a two-car driveway. The newly created lot, 55' lot, they are proposing a one-family 2-story dwelling with a 2 car garage/driveway.

Mr. Stearns reviewed the zoning requirements for the Board.

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. Caramagna.

Roll call vote: All voted in favor of motion.

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Mr. Caramagna made a motion to accept the Resolution in the matter of SICILIAN BUILDERS (P14-006), seconded by Mr. Decker.

Roll call vote: All voted in favor; Mr. Viviani abstained.

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Mr. Kaplan made a motion to accept the Resolution in the matter of 41 SLATER DRIVE PARTNERS, LLC (B14-054), seconded by Mr. Decker.

Roll call vote: All voted in favor; Mr. Viviani abstained.

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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