

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

IN RE:

WORK MEETING

ON

WEDNESDAY, OCTOBER 1, 2014

OCTOBER 1, 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  
FRANK CARAMAGNA, Councilman/Member  
ANTHONY CHIRDO, Member  
MEL KAPLAN, 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

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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, Leone, Mayor Mola, Ross, Vicari, Chirido and Abramo; Mr. Viviani was absent.

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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.

GEORGE SILLER appeared.

RICHARD FRACARO appeared.

Mr. Kasuba stated this application involves an additional usage of approximately 1,540 square feet, with six additional spaces.

Mr. Fracaro stated he is the Assistant Vice President of Corporate Services for Spencer Savings Bank. He stated they are relocating their downstairs call center, approximately 9 employees, and enlarging upstairs, with the call center operating 6 days per week (Monday through Friday, 9 am to 8 pm, and Saturday 9 am to 1 pm). He stated out of the 9 people who will work this area, 3 are part-time who only work afternoons until 8 pm. There will be no other changes and no additional visitors, etc.

Mr. Siller stated there are a total of 103 free 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.

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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 appeared.

Ms. DeScherer stated her client owns both businesses and is seeking to have the second business sublet space from the other.

Ms. Chepkunov stated the radiology company has been here for 9 years. Body Sculpt is the applicant, the landlord is One Elmwood Park, LLC.

Ms. DeScherer stated there are 14 parking spaces available and the Chairman expressed concern that these spaces were originally allocated to the original tenant and were part of their C of O.

Ms. Chepkunov indicated the diagnostic facility has 6 employees during the day and 2 employees after 4 pm.

They average 2 patients per hour; same dwindles down to 1 patient per hour after 3 pm, which would leave adequate parking for the one room Body Sculpt would utilize.

The Chairman indicated this will have to be done by two separate Resolutions and treated as two separate businesses. The Chairman directed the applicant to amend the application to reflect dual simultaneous applications for both corporations, and notarized proof that the landlord has no problems with the subleasing.

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.

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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.

The Chairman announced the Board is in receipt of a letter from Thomas Duch, Esq., requesting this matter be carried until next week.

After further questioning and discussion by the Board, the Chairman suggested, and the applicant agreed,

to post the appropriate Resolution fee in advance of next week's meeting.

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

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

Mr. Whittaker indicated this matter involves an application for continued occupancy, to occupy the entire building. The company has been in Elmwood Park for 50 years and would like to expand to the subject premises. There are 22 employees at maximum on any shift, with hours of operation Monday through Friday.

Mr. Stern stated they are a manufacturer of aircraft components for aircraft engines and he is co-president. They intend to relocate some of their capabilities from their Van Riper facility to this facility. Their intention is to maintain both facilities. They will be utilizing lathes and vertical mills, etc., which do not produce loud noise. They have 30 parking spaces with no public visitation.

At this time the applicant revised the application to reflect a maximum of 30 people on the highest shift, and the applicant agreed to stripe the spaces.

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.

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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 appeared.

Mr. Kilstein indicated Keyence has been at this location for 4 years, and are in need of additional space; they are seeking an additional 1,700 square feet with no change in the nature of their operations, but they are hiring new salespeople.

Mr. Piret stated their company sells electronic devices for automation. No product is sold from this location; it is just for general office use.

The maximum number of employees at any given time will be 46, including both locations, with 52 parking spaces allocated to them. Only 30 to 35 employees will be present on site at the highest shift, this being as a result of salespeople being out on the road.

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.

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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.

PATRICK MC CLELLAN, Engineer, appeared.

DAVID GRANATELL, Grant Industries, appeared.

Mr. McClellan indicated the application is to construct a generator for emergency situations. It will be located next to an existing transformer, adjacent to the existing electrical system.

There is an existing paved/pad area situated 25' off the rear property line. He testified, as per specifications from the manufacturer, the noise level at a full standby load will be 93.5 decibels at approximately 22 feet, which is approximately the rear property line.

Ms. Diaz requested a schedule of when testing will be performed and Mr. David Granatell stated they will test during work hours, or whatever the Board requests.

The Chairman suggested this be done by Resolution, and the applicant agreed. The Chairman directed the applicant to show where balusters will be

placed to prevent cars from contacting the generator and any appurtenances. The applicant agreed to provide revised drawings.

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.

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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 appeared.

Mr. Mainardi indicated this application is to subdivide a residential lot at the subject premises. The lot presently contains a single-family dwelling with an attached garage with existing non-conformities, one of which will be remedied by the removal of the garage. The non-conformity with the house will remain.

The newly created lot will have a new single-family home, which will comply with all ordinances.

Mr. Stearns confirmed Mr. Mainardi's statements, and indicated they will create a new 55' lot by 100' wide. The lot will contain a one-family, two-story dwelling with a two-car garage/two-car driveway. The garage will be 18' x 22' on the right side of the dwelling.

Mr. Stearns acknowledged the existing non-conforming dwelling and indicated there are no bulk variances, nor will they create any others.

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.

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

JOHN ADAMO, Board Secretary