

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

IN RE:

MATTERS AND DECISIONS RENDERED

ON

WEDNESDAY, SEPTEMBER 10, 2014

SEPTEMBER 10, 2014
Municipal Bldg.
Elmwood Park, New Jersey 07407
Commencing at 8:07 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
MELVIN KAPLAN, Member
FRANK CARAMANGA, Councilman/Member
NICOLE A. OGROSSO, Bd. Engineer
JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.
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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, Caramanga, Decker, Kaplan, Leone, Ross, Vicari, Abramo and Mayor Mola; Members Chirido and Viviani were absent.

Mr. Leone made a motion to accept the minutes of the July 2, 2014 meeting, seconded by Councilman Caramanga.

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

Ms. Ross made a motion to accept the minutes of the July 9, 2014 meeting, seconded by Mr. Leone.

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

41 SLATER DRIVE
PARTNERS, LLC (B14-054) (GRANTED)
PREMISES AFFECTED: 41 Slater Drive, Block 902, Lots 3&4.
TENANT: BioReference Laboratories, Inc.

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

Mr. Duch indicated they are here requesting an additional Certificate of Occupancy. He reminded the Board they granted the site plan approximately one year ago for the entire property, including parking, as they will build into the space.

As Phase I has been approved, they are now seeking permission to occupy approximately another 50,000 square feet. He added curb cuts have been accomplished and the parking lot has been paved and lined.

RONALD J. RAYOT, BioReference Laboratories, Inc.,
481 Edward H. Ross Drive, Elmwood Park, New Jersey,
sworn.

Mr. Rayot testified he is the vice President and Director of Logistics appearing with full authority of the company. He has been with BioReference 26 years and has appeared before the Board on many occasions.

He testified they operate 24/7 with deliveries 7 am to 8 pm Monday through Saturday. Vehicles parked on site vary by shift.

Mr. Rayot testified he has reworked last week's counts and has the following testimony for the Board. He testified via a site plan by Rockwood Architects. He testified that this Phase entails filling in the bottom half of Phase I, an additional approximately 46,000 square feet. They will use this area for their billing/call center, warehousing, and some laboratory space. The other part of the building containing 206 employees will move out of the JVC building and into this new area for the growth of their IT area.

Mr. Rayot presented a new study regarding arrival and departure and staggering of same. He testified the highest number of employees by the end of 2015, arriving at 8/8:30 am, would be 128; between 4/5:00 pm, would be 81; and 94 into 6:00 pm.

At this time, A-1 is marked into evidence (Slater Drive Traffic Flow).

MICHAEL JOERGER, BioReference Laboratories, Inc., 481 Edward H. Ross Drive, Elmwood Park, New Jersey, sworn.

Mr. Joerger testified he is the Facility Manager for BioReference and has attended every application that BioReference has had.

Mr. Joerger testified via photographs of the site which he took and reviewed same for the Board.

At this time, A-2 (8x10 color photograph) was marked into evidence. Mr. Joerger reviewed A-2 regarding the new cut outs.

At this time, A-3 (8x10 color photograph) was marked into evidence. Mr. Joerger reviewed A-3, a close-up of curb cuts.

At this time, A-4 (photograph of parking lot between Route 80 and Marcal) was marked into evidence and reviewed by Mr. Joerger.

WILLIAM STIMMEL, Stimmel Engineering, Rutherford, New Jersey, sworn.

Mr. Stimmel was qualified and testified as a licensed engineer. He stated that as a result of his appearance at the work meeting, he has updated his

traffic study. He testified via his report which is based on data by the Institute of Transportation Engineers.

Mr. Stimmel testified his projections show a total of 78 trips at the 2 site driveways in the morning peak hour, and 75 trips at the 2 site driveways during the evening peak hours, representing the peak one-hour periods in the morning and evening.

Mr. Stimmel obtained a copy of the traffic study for the Goddard School and related improvements and considered same, prepared an addendum to his prior report, and concluded this will cause a minor degradation; he has proposed slight adjustments to the signal timing at Slater Drive/River Drive for the workday morning and workday evening peak hours. He is not proposing any changes at the Market Street/Common Drive intersection.

Mr. Stimmel acknowledged the repaving that has been accomplished. He testified there will be sufficient parking for the increase in employees associated with the Phase II operation.

Mr. Duch indicated they have a right to Common Drive and indicated where it remains fenced off. He testified they can take the private Access Drive, come out to Slater Drive, and eventually out to Route 80. He also added the Fire Official has agreed with same.

EDWARD BOCCHER, ESQ. Appeared on behalf of 41 Slater Drive, LLC.

As per the Chair's inquiry regarding yellow striping to prevent parking in the vicinity of the pumphouse area, Mr. Boccher indicated that although he could not bind his client right now, he will bring that back to his client. He indicated that presently mediation regarding the ongoing litigation has been unsuccessful and they are still litigating and hopefully will have a trial in March.

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.

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

Roll call vote: All voted in favor.

SICILIAN BUILDERS, INC. (P14-006) (GRANTED)
PREMISES AFFECTED: 33 Orchard Street/222 Elm Street,
Block 604, Lot 11.
PURPOSE: Application for a minor subdivision.

DENNIS FRANCIS, ESQ. Appeared on behalf of the applicant.

Mr. Francis indicated his client is looking to divide the subject premises into 2 conforming buildable residential lots. Mr. Francis indicated this is a minor subdivision with two requested variances.

THOMAS STEARNS, Engineer, Garfield, New Jersey, sworn.

Mr. Stearns was qualified and testified as a licensed professional engineer. Mr. Stearns testified via plans dated 9/5/14. He described the property in question containing a two-and-a-half story dwelling with a one-story brick and stucco building and a garage. He testified the home on Orchard Street has been demolished but the garage and building on Elm Street still exists for safety reasons. They will be subsequently demolished.

All existing non-conformities will be remedied as the subdivision will result in two 50x100 lots, 5,000 square feet, consisting of two 2-family dwellings, with no variances. Each will have a two-car garage. All of Boswell's requirements have been fulfilled.

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 for a combined Resolution, classifying this as a minor subdivision and approval of the subdivision, seconded by Councilman Caramanga.

Roll call vote: All voted in favor.

Mr. Kaplan made a motion to accept the Resolution in the matter of J.P. MORGAN CHASE (P13-012), seconded by Mr. Leone.

Roll call vote: All voted in favor.

Mr. Kaplan made a motion to accept the Resolution in the matter of RN FOSTER ASSOCIATIONS (B14-038), seconded by Councilman Caramanga.

Roll call vote: All voted in favor.

ISABELLA LUEBECK (B14-049) (GRANTED)
PREMISES AFFECTED: 630 Boulevard, Block 1705, Lot 1.
TENANT: George Gosen/Accounting Office.

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

Mr. Duch indicated this is an existing office building that his client, an accounting firm, wishes to occupy.

GEORGE GOSEN, CPA, 65 Harrison Road, Allendale, New Jersey, sworn.

Mr. Gosen testified he's been licensed and located in Saddle Brook, New Jersey. They are assigned 4 parking spaces. Three other tenants currently are in the building.

Including himself and his partner, they have a total of 4 full-time employees. Normal business hours are 9-5 Monday through Friday, and during tax season they will be there Saturday and evenings. Most times they visit their clients, but during tax season, clients do visit the office. Tax season could generate approximately 10 appointments daily. During tax season another employee will arrive in the evening after their other 2 employees have departed.

ANTHONY PICINICH, 254 Camden Street, Oradell, New Jersey, sworn.

Mr. Picinich verified the testimony of Mr. Gosen is true and accurate.

ISABELLA LUEBECK, 313 Broad Avenue, Ridgefield, New Jersey, sworn.

Ms. Luebeck testified she and her family own the subject premises. She confirmed there are 4 dedicated spaces for the accounting firm, and three other tenants in the building who are also assigned 4 spaces each, and are also similar professional uses, with a total of 20 spaces.

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 Councilman Caramanga.

Roll call vote: All voted in favor.

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

JOHN ADAMO, Board Secretary