

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

IN RE:

WORK MEETING

ON

WEDNESDAY, SEPTEMBER 3, 2014

SEPTEMBER 3, 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 CARAMANGA, Councilman/Member
ANTHONY CHIRDO, 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:		
LUEBECK (B14-049)		check
41 SLATER DRIVE PARTNERS LLC (B14-054)		check
AGENDA:		
SICILIAN BUILDERS (P14-006)		3

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, Caramanga, Decker, Kaplan, Leone, Ross, Vicari, Viviani, Chirido, Abramo, and Mayor Mola (arrived late).

ISABELLA LUEBECK (B14-049)

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 his client, an accounting firm, seeks to occupy offices at the subject premises, approximately 1,750 square feet of office, plus the common area to get to same. They have 4 assigned parking spaces. This is a two-man accounting office.

GEORGE GOSEN, partner in the accounting firm.

Mr. Gosen stated he's been a practicing accountant for approximately 24 years and in Saddle Brook for 20 years. Besides his partner, he has 2 other full-time employees, and 1 employee during tax season, who comes in the evening when the secretaries leave. During the highest shift, there are 4 employees.

Typical hours are 9-5 Monday through Friday. During the tax season there are night hours and Saturdays. They mostly visit their clients, especially business clients. The majority of their personal tax returns are either e-mailed or mailed. They have occasional clients who visit the office.

Mr. Duch provided a site plan depicting the parking spaces and their location in orange.

ISABELLA LUEBECK, owner/landlord of the subject premises, appeared.

Ms. Luebeck stated there are 3 other tenants in the building, all office use, each assigned 4 spaces. She stated visitors would be able to park where it is designated on the site plan, 10 cars. These spaces are not reserved for tenants.

Ms. Luebeck indicated the other 3 tenants also maintain the same business hours.

Mr. Duch indicated George Gosen, partner, is also present and is available to confirm everything that has been previously stated.

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.

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

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

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

WILLIAM P. STIMMEL, Stimmel Engineering, Rutherford, New Jersey, appeared.

Mr. Duch indicated the parking lot on the side of the warehouse building and the parking lot in the back of the warehouse building, backing up to Common Drive, have been repaved. Also, the 2 curb cuts on Slater Drive have been opened, as previously approved.

What remains to be done is the parking lot in front of the old JVC building. It is presently milled.

They are seeking to occupy approximately 50,000 square feet of space in the next phase. This will entail office/billing services and associated warehouse use and storage area. This will continue as a 24/7 operation, with deliveries Monday through Saturday, 7 am to 8 pm. There could be upwards of 200 vehicles on site. There are presently exterior renovations being performed.

Mr. Duch acknowledged a consent letter from the landlord approving their appearance before the Board.

Also, updates on the pending litigation have been submitted.

Mr. Rayot indicated he is the Vice President and Director of Logistics, and has appeared before the Board on other applications; he has the authority to speak on behalf of the company.

Mr. Rayot acknowledged the presence of Michael

Joerger, Facilities Manager for BioReference.

Mr. Duch presented an updated plan, which Mr. Rayot reviewed for the Board.

Mr. Rayot indicated regarding the 16,800 square feet in the old JVC portion of the building, they will be moving some IT operations over. He further stated the first shift would add approximately 40 employees, in 12 months 48, bringing a total of 88 additional employees. The second shift would be 68 and the third shift would be 81. Mr. Rayot indicated the shift with 88, as with the other shifts, are staggered.

Mr. Stimmel indicated he prepared the traffic study and utilized data published by the Institute of Transportation Engineers. As a result he came up with a total of 78 additional trips in the morning peak hour and 75 additional trips in the evening peak hour. As a result of his analysis, he found there is essentially no change in the average delay at the intersection.

He acknowledged he is not familiar with the approval of the Goddard School application, but would investigate same for next week's meeting.

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.

SICILIAN BUILDERS, INC. (P14-006)
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.

BYRON PARISI, President, Sicilian Builders, appeared.

THOMAS STEARNS, Engineer, appeared.

Mr. Francis indicated his client recently purchased the subject property which had a structure and a garage, and also a rear structure. The residential structure has been demolished. His client is seeking a minor subdivision to split the lot into 2 conforming lots and erect 2 two-family homes. There are no variances requested or needed.

Mr. Stearns stated they conform with everything. There are several existing non-conformities with the garage and the two dwellings, which will be removed. Some of the walls adjacent to the sidewalks will be removed, as they will be driveways, since the property slopes up slightly on Elm and Orchard Streets.

Mr. Stearns indicated, as per the Engineer's report, nos. 6 and 7 will be addressed for next week's meeting.

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. Adamo made a motion to adjourn, seconded by Mr. Decker, and all members voting in favor, the Chairman adjourned the meeting.

JOHN ADAMO, Board Secretary