

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

IN RE:

WORK MEETING

ON

WEDNESDAY, JULY 2, 2014

JULY 2, 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
GISELLE DIAZ, Bd. Engineer
JOHN CONTE, JR., ESQ., Bd. Attorney

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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, Caramanga, Decker, Kaplan, Leone, Mayor Mola, Ross, Vicari and Abramo; Members Chirido and Viviani were absent.

JP MORGAN CHASE (P13-012)
PREMISES AFFECTED: 179 Market Street, Block 1016, Lot 1.
PURPOSE: Site Plan Application.

JASON TUVEL, ESQ. appeared on behalf of the applicant.

Mr. Tuvel indicated his client is seeking to remove the remote ATM and bring it to an existing teller window, already constructed in an effort to improve customer service.

They will still comply with the parking requirements and will be repairing the effected area. The Ordinance requires 21 stalls and 35 exist and there are 31 proposed as a result of the application.

There will be no changes in hours of operation.

All preexisting non-conforming variances will remain and are not being exacerbated as a result of the application.

Mr. Tuvel reviewed the Engineer's report and agreed with same, except for a correction of the Block and Lot numbers.

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.

RN FOSTER ASSOCIATES (B14-038)
PREMISES AFFECTED: 55-57 Bushes Lane, Block 1106, Lot 6.
TENANT: Colex Imaging, Inc.

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

Mr. Duch stated his client is seeking a C of O related to the subject premises. The building is presently occupied by Trolex Corporation, which Mr. Duch

has represented, on previous occasions, before the Board.

His client, Mr. Waden, wishes to occupy this building. The current tenant, Trolex, who fabricates sheet metal duct work, has been here approximately 50 years. Colex produces a finishing machine that has an end product that is used for cardboard advertising.

Mr. Duch produced a photo which demonstrated the current layout of the subject premises.

WERNER WADEN, 94 Lanza Avenue, Garfield, New Jersey, sworn.

Mr. Waden stated he has owned and operated this company since 1972, starting by importing photographic equipment during the 1970s and '80s with three people, and growing the company to almost 100 people. As the photo industry began to disappear, he found a new product line importing and building machines that produce cardboard advertising products.

Mr. Duch produced 2 more photographs depicting the machine they manufacture and a machine for which they are the exclusive distributor.

Mr. Waden reviewed both exhibits for the Board. They utilize storage of materials, etc. at other locations but would like to centralize everything here. All materials will be stored inside.

He stated they basically import the 6' break/frame from China and transform same into a smart machine. They will utilize 2 electric forklifts. The approximate weight of a completed machine is 2,000 pounds. The other machine is imported from Italy every month. Sometimes the machines are unpacked to perform modifications. His proposed hours of operation are Monday through Friday, 7 am to 7 pm, Saturday 7 am to 5 pm, with no Sunday operation.

There is a possibility of two service vans and one truck in the event of unloading at night. The highest number of employees on any shift would be 25, with 33 parking spaces provided. If the dumpster is relocated, they will gain an additional 3 parking spaces.

The Chairman suggested this be done by Resolution and the applicant agreed. The applicant also agreed to stripe the lot.

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.

At this time, Mr. Conte updated the Board
regarding BioReference. Mr. Vicari shared with the Board
what has transpired before the Zoning Board.

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