

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

IN RE:

MATTERS AND DECISIONS RENDERED

ON

WEDNESDAY, JUNE 11, 2014

JUNE 11, 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  
JOHN VIVIANI, Member  
ANTHONY CHIRDO, 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, Decker, Ross, Mayor Mola, Leone, Vicari, Viviani, Chirido and Abramo; Members Caramanga and Kaplan were absent.

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Mr. Leone made a motion to accept the minutes of the May 7, 2014 meeting, seconded by Mr. Viviani.

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

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Mr. Leone made a motion to accept the minutes of the May 14, 2014 meeting, seconded by Mr. Decker.

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

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NORTHERN JERSEY RESERVE (B14-031)  
 PREMISES AFFECTED: 2 Midland Avenue, Block 1411, Lot 6.  
 PURPOSE: C.O. Application - Klein Land Group, LLC -  
 Change of Ownership.

RICHARD KLEIN, 103 Greenfield Hill, Franklin Lakes, New Jersey, sworn.

HOWARD KLEIN, 4166 Rys Terrace, Fair Lawn, appeared.

Since no attorney is present tonight regarding this application, Mr. Conte advised the Board that it is his legal opinion that the applicants can be heard.

Mr. Richard Klein testified they are applying for a change of ownership for the Northern Jersey Reserve property, where there are adjoining properties which they own. He testified they have no use for the property presently and they understand that in the event they seek to occupy and/or utilize the property they must return to the Building Department and probably return to the Board.

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.

Ms. Ross made a motion to approve, seconded by Mr. Viviani.

Roll call vote: All voted in favor.

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SG NATIONAL LLC (B14-019)  
PREMISES AFFECTED: 397 East 54th Street, Block 1104, Lot 17.

TENANT: MakeShopN Company

HONG PIL KIM, Interpreter, sworn.

SUNGHO CHAE, 600 12th Street, Apt. 201, Palisade Park, New Jersey, sworn.

CHARLES RABOLLI, ESQ. Appeared on behalf of the applicant.

Mr. Rabolli produced a letter outlining the Interpreter's qualifications and same was accepted by the Board.

Mr. Rabolli also produced a letter from the attorney representing the landlord, containing the occupancy plan, etc. The documents indicated 70 parking spaces allocated to Soundview, and 98 parking spaces allocated to the applicant. Mr. Rabolli reviewed the plan for the Board, and stated his client is aware that he cannot lease the Soundview property should same become vacant, without returning before the Board.

He further supplied a letter indicating the products that will be going through MakeShopN and reviewed same for the Board.

Mr. Chae testified he is the vice President of MakeShopN, and has been with the company for 12 years. His present operation is in Englewood, and he plans to move here to Elmwood Park with all the same employees and not add any more.

He testified as to the products he will ship as reflected in the letter previously provided.

The facility is not open to the public. There are two shifts, 9 am to 5 pm and 5 pm to 10 pm, and they are amenable to the Board adjusting these times as necessary. The 9 am to 5 pm shift will have 75

employees, while the second shift, approximately 5 pm to 10 pm, will have approximately 35 to 40 employees. He would agree to the Board amending these times to avoid any parking congestion.

He testified they will have 3 to 4 truck deliveries per day, i.e., US Postal Service, DHL, UPS, etc., no tractor trailers. Leaving the facility will be approximately the same amount of trucks.

They also have a facility in Delaware, which will cause approximately one box-truck per day delivery/pick-up. He testified that he has to stay within the 98 parking spaces, and any increase he would have to return to the Board.

The building will be alarmed. He testified they will have a 4-yard container for recycling. He testified he will no longer utilize the Englewood location.

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, seconded by Mr. Viviani.

Roll call vote: All voted in favor.

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Mayor Mola made a motion to accept the Resolution of Michael LaPlace (B14-014), seconded by Mr. Decker.

Roll call vote: All voted in favor.

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Mr. Leone made a motion to accept the Resolution of SG National (B14-025), seconded by Mr. Decker.

Roll call vote: All voted in favor.

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Mr. Leone made a motion to accept the Resolution of Riverfront Residential (P14-003), seconded by Mr. Adamo.

Roll call vote: All voted in favor.

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Mr. Viviani made a motion to accept the Resolution of Borough of Elmwood Park (P14-004), seconded by Mr. Decker.

Roll call vote: All voted in favor; Mayor Mola abstained.

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Mr. Adamo made a motion to accept the Resolution of Borough of Elmwood Park (P14-005), seconded by Mr. Abramo.

Roll call vote: All voted in favor; Mayor Mola abstained.

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

JOHN ADAMO, Board Secretary