

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

IN RE:

WORK MEETING

ON

WEDNESDAY, JUNE 4, 2014

JUNE 4, 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
JOHN ADAMO, Bd. Secty.
RICHARD MOLA, Mayor/Member
CLAUDIA ROSS, Member
EUGENE LEONE, Member
JOSEPH ABRAMO, Member
JOHN VIVIANI, Member
MEL KAPLAN, Member
ANTHONY CHIRDO, Member
GISELLE DIAZ, Bd. Engineer
JOHN CONTE, JR., ESQ., Bd. Attorney

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

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.

BARRY SIROTA, ESQ. appeared on behalf of the applicant.

Mr. Sirota indicated his client is purchasing the subject property and has no present plans to use same, but is seeking approval to continue change of ownership, no occupancy will take place and in the future, they will return with another application with the use, parking plan, etc.

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.

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

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

Mr. Rabolli reminded the Board that at his last appearance the Soundview application was heard where they were changing their space and he was here representing the people who were taking over the other space.

Mr. Rabolli corrected the application previously submitted by his client, indicating that the maximum number of employees will be 75 on the 9-5 shift, and

approximately 35-40 employees on the 5-10 shift. He stated the site plan in effect is the one the Board has, dated 7/22/08.

Mr. Rabolli addressed the site plan and indicated there is an agreement with the owner that Soundview requires a certain amount of spaces, and they produced a letter from the landlord agreeing that even if Soundview vacates, these spaces are committed to his client.

Mr. Rabolli reviewed the parking plan for the Board, indicating they have a total of 98 spaces. He indicated his client, MakeShopN Company, ships U.S. products to the Far East. He stated they are industrial type products, no food. They deal with clothing, iPads, toiletries, etc. No shipping containers will be stored on premises. Two cars and one truck will remain in the evening.

HONG KIM, Interpreter, appeared.

SUNGHO CHAE appeared.

Mr. Chae confirmed they will occupy the subject premises. He stated they have 12 loading docks and 2 24' trucks will remain parked on-site. These trucks are used to transport produce to their Delaware location. There would also be a company car parked on site.

Mr. Chae confirmed the amount of employees and the shifts as stated by Mr. Rabolli, and further confirmed the types of products that will be exported. He further confirmed they would be willing to amend their shift times, if requested by the Board.

The Chairman recommended this be done by Resolution, and the application agreed.

Mr. Chae stated he expects approximately 4 deliveries per day via 24' UPS/FedEx box trucks. Approximately 3-4 trucks will depart from the site on a daily basis. The premises will be alarmed. Any waste produced, mostly boxes, will be recycled. He added his present operations in Englewood will be moving here and they are adding anymore employees.

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.

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

JOHN ADAMO, Board Secretary