

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

IN RE:

MATTERS AND DECISIONS RENDERED

ON

WEDNESDAY, MAY 14, 2014

MAY 14, 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  
MELVIN KAPLAN, Member  
EUGENE LEONE, Member  
JOSEPH ABRAMO, Member  
FRANK CARAMANGA, Councilman/Member  
GISELLE DIAZ, 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, Mayor Mola, Ross, Vicari, and Abramo; Members Chirido and Viviani were absent.

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Mr. Leone made a motion to accept the minutes of the 4/2/14 work meeting, seconded by Mr. Decker.

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

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Mr. Leone made a motion to accept the minutes of the 4/9/14 public 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 Kaplan.

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MICHAEL LA PLACE (B14-014) (GRANTED)  
PREMISES AFFECTED: 74 Leliarts Lane, Block 804, Lot 5.  
TENANT: FGO Logistics- James Hansen.

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

JOSHUA DANIELS, 29 Central Avenue, Hasbrouck Heights, New Jersey, sworn.

MICHAEL LA PLACE, 258 Ridge Road, Chester, New York, sworn.

Mr. Duch stated as requested by the Board at the work meeting, they cleaned u the application. He stated his client, FGO Logistics, is proposing a warehousing/delivery/temporary storage for Logistics Trucking. The hours of operation will be Monday through Friday, 4 am to 5 pm, Saturday 8 am to 5 pm, with no Sunday operation. The delivery operation will only occur during hours of operation. Approximately 10 trucks on site with 8 employees on the highest shift and the number of parking spaces allocated for application will

be all parking spaces available.

Mr. Duch noted he was able to retrieve the only record available regarding the layout plan and has attached same with the application packets.

Mr. Duch added there will be 29 parking spaces for car parking, 9x20, and 13 truck spaces, 12x20.

Mr. LaPlace testified LaPlace Chemical operated on this site since 1949 and up until 2005 they dealt as a chemical distributor, and he personally was employed on-site. Their operation was 24/7. They operated an office/chemical warehouse and brought in rail cars and tank trucks. At its height, they employed 45 to 50 employees, utilizing approximately 25 tractors and approximately 85 trailers. At one time, he leased the premises to Alpine Restoration with approximately 5 various corporations.

Mr. LaPlace described where FGO would operate from with the entire lot dedicated to them.

A-1 (map) is marked into evidence at this time.

Mr. Daniels testified he is vice President of FGO for approximately 10 months and familiar with the operation and has the authority to bind the corporation. He testified part of his operation presently is located in Elmwood Park at 630 Boulevard, which is strictly used for office, and their other location is in Edison where their trucks are stored, which is approximately 80 to 85. He is proposing to occupy the subject premises, as he will vacate the 630 Boulevard location.

He testified the front building will not be used at all in their operation, as it is of no benefit. He testified the other part will be used for warehousing/trucking/delivery operation and described the layout of same. He testified they deal with major appliance and furniture retailers amounting to approximately 19 for which they deliver, utilizing box trucks, approximately 24', which will back up to the 4 dock doors. He testified 10 trucks maximum will be parked overnight and zero regular vehicles. Some trucks are loaded at night, some are loaded in the morning before departing. Some employees have personal vehicles but many car pool.

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.

Ms. Ross made a motion to approve the application, seconded by Mr. Leone.

Roll call vote: All voted in favor.

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SG NATIONAL LLC (B14-025) (GRANTED)  
PREMISES AFFECTED: 397 East 54th Street, Block 1104, Lot  
17.  
TENANT: SOUNDVIEW PAPER CO.

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

PAUL LOWRY, 92 Irving Street, Midland Park, New Jersey, sworn.

CHARLES RABOLLI, ESQ. Appeared on behalf of future tenants.

Mr. Duch reminded the Board they received approval last month to continue to operate the space at the rear of the subject property and tonight they seek approval to occupy/operate the front portion of the property and utilize all 30 truck loading docks.

Mr. Lowry testified he is the logistics manager for Soundview Paper and has been with them 27 years, starting with Marcal. He testified their proposal is similar to the rear, just more storage space for higher inventory levels.

The hours of operation are 24/7. He testified they have security cameras and also have their own in-house security force.

Inside the building they use a propane powered lift truck to move their paper product, which he defined as parent rolls, which equate to 2,000 pound rolls of paper, which is eventually transformed into paper towels, bath tissue, etc., none of which is done at this site.

The maximum shift for the front of the building would be 8 employees. They have more spaces than they require for parking i.e., 17 spaces as shown on the map, one on the left and additional 11 spaces. The maximum number of employees' vehicles parked on site overnight will be 8.

He further testified there will be a maximum of 22/32 trucks.

At this time, A-1 (plan) and A-2 (map of property) are marked into Evidence.

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.

Mr. Abramo made a motion to approve the application, seconded by Mr. Kaplan.

Roll call vote: All voted in favor.

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RIVERFRONT RESIDENTIAL 2, LLC (P14-002) and  
RIVERFRONT RESIDENTIAL 1, LLC (P14-003)  
PREMISES AFFECTED: 301 Riverfront, Block 1201, Lot 4.01  
and Lot 3.01.

PURPOSE: Amended Site Plan application and tenancy for  
day care center, The Goddard School; Amended Final Site  
Plan.

ROBERT KASUBA, ESQ. appeared on behalf of the  
applicant.

GEORGE SILLER, 200 Riverfront Boulevard, Elmwood  
Park, New Jersey, sworn.

Mr. Kasuba indicated he is here on behalf of the  
3 applicants, the site plan application for Lot 4.01,  
the change of tenancy on an application that pertains to  
the proposed Goddard School proposed for Lot 4.01.

Mr. Kasuba discussed jurisdiction and their  
appearance at the work session last week. He indicated  
if the Board is going to transfer this matter over the  
Zoning Board regarding 4.01, they would like to proceed  
with the application for Lot 3.01, which is designed to  
match up with Lot 4.01.

He acknowledged as a condition of any approval,  
that there would be a corresponding approval regarding  
4.01 that would be received in the future.

Mr. Kasuba discussed jurisdiction further with  
the Board and referred to his letter previously sent to  
the Board.

After a short recess, Mr. Kasuba indicated they  
will withdraw the application pertaining to Lot 4.01 and  
proceed with Lot 3.01.

GIULIANO GIUDICI, PE, PP, CME, 200 Riverfront  
Boulevard, Elmwood Park, New Jersey, sworn.

Mr. Giudici was qualified and testified as a  
licensed civil engineer.

Mr. Giudici reviewed the amended site plan for  
the Board.

Mr. Kasuba noted this is all conditioned upon the  
applicant receiving an approval in the future for the  
proposed changes for Lot 4.01.

Mr. Giudici testified the number of parking spaces on 4.01 for Lot 3.01 is not being changed, only the location. He testified they agree with Boswell's 5/5/14 letter.

At this time, A-1 (survey) is received into Evidence.

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.

Mr. Decker made a motion to approve, subject to the approval of the previous application before the Zoning Board or before the Planning Board, seconded by Mr. Kaplan.

Roll call vote: All voted in favor.

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BOROUGH OF ELMWOOD PARK (P14-004) (GRANTED)  
 PREMISES AFFECTED: 357 Market Street, Block 1407, Lot 9.  
 PURPOSE: Site plan approval for amended site plan to reflect the Borough of Elmwood Park's acquiring easement and parking variance.

GIUSEPPE RANDAZZO, ESQ. Appeared on behalf of the applicant.

(The record notes the recusal of Mayor Mola and Councilman Caramanga for this application.)

Mr. Randazzo indicated this involves the road widening project regarding the 7-Elevben property with the County of Bergen and Elmwood Park. The application was prepared by Pete TenKate from Boswell, and they're expanding the corners for better radius. The Town has already purchased the property from 7-Eleven and same is part of a litigation settlement; as part of the litigation settlement, they have to get amended site plan approval. The impact resulted in the reduction of two spaces discussed at the work session and signage delineating compact vehicles.

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.

Mr. Adamo made a motion to approve, with all the agreed-to stipulations, seconded by Mr. Leone.

Roll call vote: All voted in favor.

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BOROUGH OF ELMWOOD PARK (P14-005) (GRANTED)  
PREMISES AFFECTED: 368 Market Street/541 Boulevard,  
Block 1408, Lot 1.  
PURPOSE: Site Plan approval to reflect the Borough of  
Elmwood Park acquiring an easement for widening the  
road/extension and parking variance.

GIUSEPPE RANDAZZO, ESQ., appearing on behalf of  
the applicant.

Mr. Randazzo stated this involves the Leone Pizza  
property, and the expansion of the intersection and  
pushing the curb back, eliminating some parking spaces.  
Mr. Randazzo stated they previously agreed at the work  
session to stripe and mark the parking lot. He added  
this will assist and improve the traffic flow.

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.

Mr. Adamo made a motion to approve, seconded by  
Mr. Decker.

Roll call vote: All voted in favor.

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Ms. Ross made a motion to accept the Resolution  
regarding 41 Slater Drive Partners, LLC (B14-002),  
seconded by Mr. Decker.

Roll call vote: All voted in favor.

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Mr. Kaplan made a motion to accept the Resolution  
in the matter of Raindorf (B14-013), seconded by Mr.  
Leone.

Roll call vote: All voted in favor.

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There having been no other business before the  
Board, Mr. Kaplan made a motion to adjourn, seconded by  
Mr. Leone, and all having voted in favor of adjournment,  
the Chairman adjourned the meeting.

JOHN ADAMO, Bd. Secty.

