

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

IN RE:

WORK MEETING

ON

WEDNESDAY, MAY 7, 2014

MAY 7, 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
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, Leone, Mayor Mola, Ross, Vicari, Viviani and Abramo; Members Kaplan and Chirido were absent.

MICHAEL LA PLACE (B14-014)

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, appeared.

Mr. Duch indicated Mr. LaPlace will be present at next week's public meeting.

Mr. Duch indicated that FGO Logistics is a multi-faceted trucking service which plans to operate the front building as an office and is presently office space which had been utilized by LaPlace Chemical Company.

The warehouse building at the rear will be used for their logistics operation.

His client proposes 8 employees on the highest shift and they will utilize the 6 currently existing loading bays on site.

The company is not open to the public and the hours of operation are 4 am to 5 pm, Monday through Friday, with periodic hours on Saturday from 8 am to 5 pm. No business is conducted on Sunday.

Mr. Duch said he will correct the realtor's filing, since same is in error.

Mr. Daniels stated he is employed by FGO as a Vice President of the company and authorized to speak on its behalf and bind the company.

He stated that contrary to what had been previously filed by the realtor, they will not be storing automobiles, but instead furniture and appliances.

He stated his present location is in Edison and they also have a warehouse in Clifton and a corporate office in Elmwood Park.

He stated they will use the first building as

office space, as they will move their present office to this location, and the warehouse will be used to store appliances/furniture temporarily, as merchandise moves in and out.

He stated there will be 8 employees on the highest shift and confirmed the hours as stated by Mr. Duch. His employees generally carpool.

He testified the base of his business is conducted out of Edison and most of the companies they deliver to are right off the New Jersey Turnpike, and as such, the trucks are stored in Edison and that is where the drivers report to. They are not open to the public. Either tractor trailers or box trucks will deliver product to this location. All product is pre-purchased. He and a supervisor will load/unload the trucks.

Mr. Duch indicated his client is occupying the entire site and there are no other tenants. Mr. Duch also stated his client has no intention of occupying the garage or chemical warehouse, and if that changes, they are aware they must return to the Board.

Mr. Daniels stated the only equipment used in the warehouse would be a hand truck and possibly a 4-wheel dolly, nothing electric.

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.

The Chairman suggested this be done by Resolution and the applicant agreed.

SG NATIONAL LLC (B14-025)
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 appeared.

At this time, the application was corrected to reflect 1235 square feet.

Mr. Duch indicated they are seeking to take over space previously used by an ex-vendor. They appeared last month for permission and a CO to occupy the rear of

the building, and as a result in growth, they are now asking to occupy the front portion of the building. Their plan is to move from the back to the front.

Mr. Lowry indicated he is with Soundview for 27 years and intimately familiar with the operation and functions as logistics manager in charge of trucking. He stated as a result of growth, they need to expand and run the operation in the front of the building.

Mr. Lowry described the floor plan and how same would function. He stated there are 30 loading docks in front of the building and they plan to utilize all of them. He stated they plan to store trailers on the premises and have 22 designated trailer spaces in front of the building, which they plan to use.

There will be 8 employees at the maximum on the highest shift, with a 24 hour/7 day a week operation. He stated they have a burglar alarm and also utilize in-house security.

The applicant agreed to furnish an exact parking count for next week.

The Chairman suggested this be done by Resolution and the applicant agreed.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public.

CHARLES RABOLLI, ESQ.

Mr. Rabolli stated he represents the tenants that will take over the vacated part of the building. He stated he is aware of the parking concerns and is working together with Mr. Duch to satisfy the Board's requirements. He further stated he will be submitting papers to the Board regarding his client occupying a continuing Certificate of Occupancy. He stated there will be no showroom space.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public again, and hearing no one further from the public, the Chairman closed the public portion.

RIVERFRONT RESIDENTIAL 2, LLC (P14-002)
RIVERFRONT RESIDENTIAL 1, LLC (P14-003)
PREMISES AFFECTED: 301 Riverfront, Block 1201, Lot 4.01;
301 Riverfront, Block 1201, Lot 3.01.
PURPOSE: Amended Site Plan application and tenancy for
daycare center -- The Goddard School; Amended Final Site
Plan.

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

Mr. Kasuba indicated he is appearing for Riverfront 1 and 2, with an application to amend prior site plan approvals. Phase 1 has already been constructed and what remains is what the application is now focused on. He stated they are seeking to provide a day care center on site and realizes the previous concerns that were raised.

Mr. Kasuba reviewed his opinion of the land use law and how same applies, vis-à-vis their application.

The Chairman noted that the Judge ruled this is a residential zone and the application is seeking to declare it as non-residential. The Chairman also suggested the applicant withdraw the application, and apply to the Zoning Board.

BOROUGH OF ELMWOOD PARK LLC (P14-004)
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 C. RANDAZZO, ESQ. appeared on behalf of the applicant.

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

Mr. Randazzo indicated this application refers to the 7-Eleven property. He indicated the County, along with the Borough, is proposing to widen the corner so they need a site plan approval in order to push the corner back towards the 7-Eleven. They will also be putting in new curbs, slope for the handicapped and new traffic signals.

Ms. Diaz explained the proposed changes to the subject site so that 7-Eleven can maintain a 24' aisle in front, so the County/Boswell will change 3 parking spaces, 2 will be 9x18 and 1 will be 9x17.2. Ingress/egress will be determined by the County.

Ms. Diaz also indicated bollards will also be installed. Neither the number of spaces nor the aisle width are being changed.

The Chairman suggested there be markings to designate 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.

BOROUGH OF ELMWOOD PARK (P14-005)
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 C. RANDAZZO, ESQ. Appeared on behalf of the applicant.

Mr. Randazzo stated this application is similar to the 7-Eleven, as they are pushing back to the curb. Mr. Randazzo stated he is not sure where the 4 parking spaces were and the Chairman stated the Board has been unsuccessful in obtaining a site plan with delineated parking spaces.

Mr. Randazzo stated the closest one he has seen is dated 2009.

Ms. Diaz stated the reason for the parking layout is the result of the County requiring right in/right out onto Market Street.

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.

The Chairman stated regarding Resolution B14-002, 40 Slater Drive Partners, LLC, all future applications must include a detailed traffic study plan analyzing the current traffic as well as any proposed traffic and that having the gate removed was absent from the Resolution.

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

JOHN ADAMO, Board Secretary