

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

IN RE:

MATTERS AND DECISIONS RENDERED

ON

WEDNESDAY, APRIL 9, 2014

APRIL 9, 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  
ANTHONY CHIRDO, Member  
MELVIN KAPLAN, Member  
JOHN VIVIANI, Member  
EUGENE LEONE, Member  
GISELLE DIAZ, Bd. Engineer  
JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.  
30 Cedar Island Drive  
Brick, New Jersey 08723  
(732) 477-6710

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

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Mayor Mola made a motion to accept the minutes of the 3/5/14 work meeting, seconded by Mr. Leone.

Roll call vote: All voted in favor; Mr. Kaplan abstained.

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Mr. Adamo made a motion to accept the minutes of the 3/12/14 public meeting, seconded by Mayor Mola.

Roll call vote: All voted in favor.

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KEVIN SILVER (B14-015) (GRANTED)  
PREMISES AFFECTED: 440 Market Street, Block 1410, Lot 5.  
TENANT: SHARA RONDON - Direct EMS.

GERARD NISIVOCCIA, ESQ. appeared on behalf of the applicant.

SHARA ALICIA-RONDON, 399 Michigan Avenue,  
Paterson, New Jersey, sworn.

Ms. Rondon testified she is the sole principal of the subject corporation and would be utilizing the subject premises for office type use, i.e., medical billing, etc.

She testified they will be open from 9 am to 5 pm, and she will be the only one in the office. They will receive regular normal deliveries, UPS, etc., and there will not be any trucks involved in her business.

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. Kaplan made a motion to approve the application, as amended, seconded by Mr. Viviani.

Roll call vote: All voted in favor.

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SG NATIONAL LLC (B14-009) (GRANTED)  
PREMISES AFFECTED: 397 East 54th Street, Block 1104, Lot  
17.  
TENANT: MARK VERTUCCI, Warehousing of Paper Rolls.

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

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

Mr. Duch indicated his client is seeking to  
continue to occupy the subject premises. Mr. Duch  
reviewed the packet of documents the Board was  
previously supplied.

Mr. Lowry testified he has been the Logistics  
Manager of Soundview for 27 years. He testified via the  
site plan and explained their operation as warehousing  
of "parent rolls", which is paper converted into  
everyday products, such as toilet paper, tissues, etc.  
Same will be delivered/picked up via loading docks at  
the rear of the building.

He testified a typical parent roll weighs  
approximately one and a half tons and the size is 102  
inches in width and 80 inches in diameter. The rolls are  
removed from the trucks with a roll clamp truck and  
stored in the facility. There is no on-site  
manufacturing. Although there are 11 docks, they only  
require 6. Premier, the previous tenant, will continue  
to make their transports.

The hours of operation are 24/7. There will be a  
security system in conjunction with in-house security  
personnel, who make periodic inspections.

At maximum, there will be 3 employees on any  
given shift.

Their ultimate plan is to relocate to the front  
of the building, but tonight they are just seeking a CO  
for this portion. He testified the operation that has  
existed is the same and will not change.

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 noted the application has been  
modified to 24 hours a day.

Mr. Kaplan made a motion to approve the

application as amended, seconded by Mr. Leone.  
Roll call vote: All voted in favor.

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41 SLATER DRIVE PARTNERS,  
LLC (B14-002)  
PREMISES AFFECTED: 41 Slater Drive, Block 902, Lots 3  
and 4.  
TENANT: BioReference Lab, Inc.

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

RONALD J. RAYOT, BioReference Laboratories,  
sworn.

WILLIAM STIMMEL, P.E, Stimmel Engineering,  
Rutherford, New Jersey, sworn.

Mr. Duch indicated this is a continuing  
application to allow BioReference to use and occupy  
space located at the subject premises. They are now  
seeking to occupy the first phase of the former space  
occupied by Marcal, and then Soundview.

Mr. Duch indicated he has provided a copy of the  
Court transcript, as well as easement documentation and  
the Title Policy.

(At this time, the Board recessed this matter and  
continued with its regular agenda.)

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DAVID RAINDORF (B14-013) (GRANTED)  
PREMISES AFFECTED: 11 Wallace Street, Block 1402, Lot 1.  
TENANT: ALLEN BROOKS - AVENT GARDE TECH INC.

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

ALLEN BROOKS, 56 Omni Court, New City, New York,  
10956, sworn.

DAVID RAINDORF, Edgewater, New Jersey, sworn.

Mr. Rabolli indicated they are before the Board  
for a continuing C of O. The building is partially  
rented and the applicant is seeking to rent 7,500 square  
feet, but as the building is greater than 10,000 square

feet, they are before the Board.

(Pre-marked A-1 is a photograph of the subject premises.)

Mr. Raindorf testified he is a principal of Kenmark Company, who is the owner of the subject premises and has been the owner since 1971. He testified his current tenant, a recording studio, presently occupies 6,000 square feet and the present applicant will occupy 7,500 square feet. He testified the prior tenant was a vitamin distributor. He testified there was never a parking problem while the last two tenants were there. The applicant testified that if the Board requested, he would designate parking spaces.

(Also marked and reviewed for the record were A-2, A-3, A-4, A-5 and A-6, which were also reviewed for and presented to the Board.)

There are a total of 10 parking spaces and the current applicant requires 6 spaces. There are 23 parking spaces designated on the site plan.

Mr. Brooks testified his present business is located in Saddle Brook, and they plan to move to the subject location. They also have a warehouse in South Jersey.

Mr. Raindorf testified as to the layout and how same will function. He testified he will park a truck and van inside the warehouse. He testified they are in the business of servicing and selling photocopy machines but there will be no retail at this location.

He testified he has 2 salesmen, both of which are out in the field. He also has 3 repair people who likewise work outside of the office. There will be a total of 4 administrative people in the office and Mr. Raindorf on a part-time basis.

The office will be open 8:30 am to 5 pm, five days a week. The repair people utilize their own vehicles and most times leave from their homes. At times they come to the premises to pick up parts.

The vehicles stored in the warehouse are an express van and a 14' box truck, both used for pick-up and deliveries, picking up materials and sometimes bringing machines in to be repaired.

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

Roll call vote: All voted in favor.

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Mr. Adamo made a motion to accept the Resolution of approval regarding BioReference Laboratories (P14-001), seconded by Mr. Decker.

Roll call vote: All voted in favor.

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41 SLATER DRIVE PARTNERS,  
LLC (B14-002) (GRANTED)  
PREMISES AFFECTED: 41 Slater Drive, Block 902, Lots 3  
and 4.  
TENANT: BioReference Lab, Inc.

The record notes the continuation of the above matter.

Mr. Duch introduced Mr. Edward Boccher, Esq., attorney for the landlord. Mr. Duch reviewed the transcript of the previously referred to court proceeding.

Mr. Boccher represented to the Board that Mr. Bonin had no issue with the easements, nor does he have any objections to the use of said easements.

Mr. Rayot testified he is the Vice President and director of Logistics for BioReference for 25 years. He testified he has the authority to bind BioReference regarding any concerns or issues the Board would like to address.

Mr. Rayot described the interior of the site and testified same will be used for administrative purposes. The total number of employees will be 115 on their highest shift. The other small area of the building will be used for IT support, etc.

The operation will be 24/7, another 250 parking spaces are being made available. Currently, roof work is being performed and when that is finalized, the repaving will begin. He testified the loading docks will be rarely used. They have a box truck and a sprinter that they utilize.

Mr. Stimmel was qualified and testified as an

expert in traffic. He testified via a site plan prepared by Thomas Stearns. Mr. Stimmel reviewed the parking and ingress/egress regarding the site and testified there will be approximately 108 peak trips in the am/pm peak hours. He added his original calculation was based on 130 employees.

Mr. Rayot testified there are 200 employees there presently on the highest shift.

The Chairman reiterated that tonight the applicant is looking to move in, in Phase 1, prior to the gate being removed. The Chairman further noted that by Resolution, for Phase 1 occupancy, the Board is lifting the requirement of the gate being removed, based on the fact that the traffic studies indicate that with this small portion of the building be occupied, they will have ample ingress/egress in order to safely operate the facility.

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

Roll call vote: All voted in favor.

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The Chairman noted that regarding application B14-003 (B. LIM), same had been deemed incomplete at the work session, and as of now, it has neither been completed or brought back before the Board.

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

JOHN ADAMO