

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

IN RE:

WORK MEETING

ON

WEDNESDAY, APRIL 2, 2014

APRIL 2, 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
ANTHONY CHIRDO, Member
JOHN VIVIANI, Member
FRANK CARAMAGNA, Councilman/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 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, Councilman Caramanga, Decker, Leone, Mayor Mola, Ross, Vicari, Viviani, Chirido and Abramo; Mr. Kaplan was absent.

SG NATIONAL LLC (B14-009)

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 appeared.

MARK VERTUCCI appeared.

BEN WEINBERG appeared.

Mr. Duch indicated his client has taken over the space previously occupied by Premier, approximately 90,000 square feet.

Mr. Lowry stated he's been with Soundview for 27 years. He stated they are in the business of storing large paper rolls produced at a mill and used in everyday products, such as toilet paper, napkins, etc.

The maximum number of employees will be 3, and the hours of operation are 24/7. He stated they have an alarm system and a security team that monitors the premises.

Although there are 11 loading docks, they only will use 5. The maximum number of trailers on site would be 8. Mr. Lowry described where parking would occur in relation to the loading docks.

The rolls of product will be stored inside and moved via roll clamp truck.

The Chairman clarified for the record that tonight's application is only regarding the 90,000 square feet previously occupied by Premier, and the applicant will return when they move to the front.

Mr. Lowry stated that Premier previously provided truck transport for them and will continue to do so, but will no longer lease the building.

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.

B. LIM (B14-003)
PREMISES AFFECTED: 368 Market Street, Block 1408, Lot 1.
TENANT: GERASIMOS KAPSASKIS, Greek Restaurant.

GERASIMOS KAPSASKIS appeared.
DAVID RAMOS appeared.

Mr. Kapsaskis indicated he's trying to open a small Greek restaurant and they are here because of parking. The restaurant will be approximately 750 square feet, 5 tables, a bathroom. He realizes he has to put in sinks and will meet all requirements of the Town.

The hours of operation will be 7 days a week, from 10 am to 9 pm; hours of actual operation are 10:30 am to 9 pm. They will have 3 employees and have 10-12 parking spaces.

There will be small deliveries approximately everyday.

The previous tenant was Nextel.

The Board reviewed the Zoning Officer's report with the applicant, specifically a parking deficiency.

After further discussion and questioning by the Board, the Board deemed this application incomplete.

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

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

RONALD J. RAYOT, BioReference Laboratories, appeared.

WILLIAM P. STIMMEL, P.E. appeared.

Mr. Duch stated they are here requesting a

business certificate of occupancy. He stated they have previously received approval of a site plan with improvements to the parking lot and 800 parking spaces. They are completing Phase 1 of approximately 50,000 square feet. As a result of the Board's concern regarding access to Common Drive, an Order to Show Cause was filed by the attorney for the landlord and Mr. Duch discussed same with the Board.

Mr. Rayot indicated he's the Vice President and Director of Logistics. He stated he is working together with Michael Joerger, who is also in attendance, and who is the Manager of Maintenance. He stated the 50,000 square feet will primarily be used administratively, IT support, etc.

For Phase 1, 250 parking spaces will be provided.

Mr. Stimmell was qualified and testified as an expert traffic engineer.

Mr. Stimmell visited the site and is familiar with same. He testified via approved site plans prepared by Thomas Stearns. He stated this phase would generate about 75 trips, approximately one and a half times the prior use. He reviewed the access points and parking.

The Chairman stated regarding the fence, and clear language stating it should not be there, the landlord is still refusing to remove it. The Chairman indicated he would like something in writing making it clear the gate will remain open.

Mr. Duch stated he would provide a copy of the transcript of the proceedings before the Court.

The Chairman indicated any decision would be made "subject to".

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 that next week traffic information for Phase 1 will be presented; Mr. Duch will present documentation that the referred-to drives will be open and provide the transcript before the Court.

There being no further matters before the Board,

Mr. Leone made a motion to adjourn, seconded by Mr. Caramanga, and all members voting in favor, the Chairman adjourned the meeting.

JOHN ADAMO, Board Secretary