

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

IN RE:

MATTERS AND DECISIONS RENDERED

ON

WEDNESDAY, MARCH 12, 2014

MARCH 12, 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
JOHN VIVIANI, Member
JOSEPH ABRAMO, Member
ANTHONY CHIRDO, 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, Ross, Vicari, Viviani, Chirido, Abramo; Mr. Caramanga was absent.

The Board Secretary announced there was no work meeting for February, 2014.

Ms. Ross made a motion to accept the minutes of the 2/12/14 meeting, seconded by Mayor Mola.

Roll call vote: Voting yes in favor of motion were Members Ross, Mayor Mola, Adamo, Decker, Vicari, Kaplan, Viviani, Abramo and Chirido.

GRE RIVER DRIVE (B14-007) (GRANTED)
PREMISES AFFECTED: 669 River Drive, Block 1202, Lot 22.
TENANT: Emerson, Reid & Company.

NEIL I. KILSTEIN, ESQ. Appeared on behalf of the applicant.

Mr. Kilstein indicated he is applying for occupancy approval on behalf of Emerson, Reid & Company, to occupy 2,473 square feet on the third floor of property located at 669 River Drive.

JOSEPH GUASTAVINO, 805 Curtis Avenue, Staten Island, New York, sworn.

JOSEPH ROMANO, 96 Sullivan Drive, West Orange, New Jersey, sworn.

Mr. Romano stated he is a member of GRE, the owner of the subject property, and prepared the parking schedule submitted. He testified that regarding the 5 parking spaces assigned, Emerson, Reid & Company is an existing tenant in the building and they will be actually acquiring more space than they need, since they will only utilize 1,500 square feet.

The Chairman noted regarding future growth, the

owner will be required to return to the Board regarding parking for future tenants, and Mr. Romano agreed.

Mr. Guastavino testified he is an Executive Vice President with Emerson, Reid for their Elmwood Park operations. They are general agents for employee benefits and deal in wholesale insurance. They have no direct dealings with the public.

They only utilize basic office equipment, i.e., desktop computers, printers, etc. They receive and send out packages/mail via UPS, regular mail and FedEx.

He testified that right now their operations are co-mingled and they plan on separating operations. They will add 5 to 6 employees as a result.

Their hours of operation are Monday through Friday, with office hours of 9 to 5. They do not generate any noise, odors, vibrations in their business.

At this time, the application was amended to 6 employees.

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 with all the agreed-to stipulations, seconded by Mr. Leone.

Roll call vote: All voted in favor.

ALEX OPPER (B13-072) (GRANTED)
 PREMISES AFFECTED: 495 Boulevard, Block 1407, Lot 13.
 TENANT: Matt Vuolo - ProSecure Services, LLC, warehouse for electrical contractor.

ROBERT L. DELICATE, ESQ. Appeared on behalf of the applicant.

MATTHEW VUOLO, 10 Briar Hill Road, Cedar Grove, New Jersey, sworn.

ALEXANDER OPPER, 8 Brentwood Drive, North Caldwell, New Jersey, sworn.

Mr. Opper testified he is the owner/operator of the subject premises and described same, testifying the tenant will occupy Unit 3, approximately 3,000 square feet with 4 parking spaces provided.

He testified the previous tenant was Capstone Turbine.

Mr. Vuolo testified he is the owner of ProSecure Services. He will have a total of 3 employees and the last tenant had 1 to two. He testified this is strictly

warehousing and not open to the public. He testified they are electrical contractors and the bulk of the time their employees are in the field, and he has been in this field for 20 years. Deliveries are made to the site by common carrier and leave by the company's vans/vehicles.

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.

Ms. Ross made a motion to approve, seconded by Mr. Kaplan.

Roll call vote: All voted in favor.

BIO REFERENCE LAB (P14-001) (GRANTED)
 PREMISES AFFECTED: 41 Slater Drive, Block 902, Lots 3 and 4.
 PURPOSE: Site Plan application for the placement of a second "back up" generator on site.

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

Mr. Duch indicated they are before the Board requesting approval for the installation of a second generator. He referred to an existing generator pad which will be installed and indicated they are not expanding the generator area at all, it is staying within the existing confines of the current fencing.

MICHAEL A. JOERGER, Bio Reference, 481 Edward H. Ross Drive, Elmwood Park, New Jersey, sworn.

Mr. Joerger testified he is manager of facilities and maintenance of BioReference, and has previously appeared before the Board and is authorized to appear on behalf of BioReference. He also testified the landlord is aware of and approves of same.

He testified the generator will operate by a 900 gallon diesel tank, double steel wall. He testified that testing of the generators will be done separately.

Mr. Joerger testified as to the location of the generators and how same will not conflict with traffic. He agreed to construct a baluster between the fence and generator pad. He further testified the generator will serve as Phase 1 of the redevelopment at the warehouse.

The Chairman informed the applicant that previously agreed-to conditions of the Resolution have not been satisfied.

EDWARD BOCCHER, ESQ. Appeared on behalf of Prism Development.

Mr. Boccher provided the Board with a chronology of events and reviewed same for the Board. He stated he is not waiving any attorney/client privilege.

After further discussion and questioning by the Board, the Chairman informed the applicant that keeping the Board informed of any litigation, i.e., a litigation status report, would be a requirement of any Resolution. The Chairman further stated no C of O will be issued until the fence is removed, as the Board considers this a very important consideration regarding public safety. The Chairman also indicated language be added that Common Drive needs to be open in order to protect the public interest and will reference the two previous Resolutions to the C of O.

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.

Mr. Kaplan made a motion to approve, the addition of the second generator, seconded by Mr. Leone.

Roll call vote: All voted in favor.

There being no further matters before the Board, and all members voting in favor of adjournment, the Chairman adjourned the meeting.

JOHN ADAMO, Board Secretary