

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

IN RE:

WORK MEETING

ON

WEDNESDAY, MARCH 5, 2014

MARCH 5, 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
FRANK CARAMAGNA, 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 and Abramo; Members Kaplan, Viviani and Chirido were absent.

GRE RIVER DRIVE (P14-007)

PREMISES AFFECTED: 669 River Drive, Block 1202, Lot 22.

TENANT: Emerson, Reid & Company.

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

Mr. Kilstein indicated this is an application by Emerson, Reid & Company to occupy space on the third floor of 669 River Drive. He stated they already occupy the adjacent space and they are looking to expand. He added this is a separate and discreet office that will not connect to their existing space. The additional space will be 2,473 square feet.

He stated they are a wholesale insurance office and there will be no change in their present operations. They are a subsidiary of USI Insurance Services. They intend to add 5 people to this additional space, and there are 5 parking spaces allocated to them.

JOSEPH GUASTAVINO, appeared.

CHRISTOPHER HAYES, appeared.

Mr. Guastavino stated they recently acquired a competitor of theirs and are combing the two operations.

Mr. Hayes they are giving them more spaces than they actually need.

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.

BIO REFERENCE (B14-001)

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 reminded the Board that years ago Bio Reference applied for and was granted approval to erect a generator. Same was installed with a transformer next to it with remaining space next to that, which would accommodate another generator. He stated they are here for permission to install a second generator at this location.

The Chairman questioned the removal of the fence and Mr. Duch informed the Board that the landlord representative would be present next week to address same.

The Chairman expressed concern that the landlord has not shown good faith but at the same token, Bio Reference has been an excellent tenant, and do what they say they are going to do.

At this time, the Mr. Duch addressed Boswell's report with the Board.

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.

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