

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

IN RE:

MATTERS AND DECISIONS RENDERED

ON

WEDNESDAY, JANUARY 15, 2014

JANUARY 15, 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
MELVIN KAPLAN, Member
JOHN VIVIANI, Member
JOSEPH ABRAMO, Member
ANTHONY CHIRDO, Member
FRANK CARAMAGNA, Councilman/Member
GISELLE DIAZ, Bd. Engineer
JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.
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THE CHAIRMAN: The regularly scheduled 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, Caramagna, Decker, Kaplan, Leone, Mayor Mola, Vicari, Viviani, Chirido, Abramo and Ross.

Ms. Ross made a motion to accept the minutes of 12/4/13, seconded by Mr. Leone.

Roll call vote: Eligible to vote and voting yes in favor of motion were Members Ross, Leone, Adamo, Mayor Mola, Vicari, Kaplan, Decker, Viviani and Abramo.

Ms. Ross made a motion to accept the minutes of 12/11/13, seconded by Mr. Leone.

Roll call vote: Eligible to vote and voting yes in favor of motion were Members Ross, Leone, Vicari, Adamo, Mayor Mola, Decker, Kaplan and Viviani.

ROBERT DE BELLO, JR. (B13-085) (GRANTED)
PREMISES AFFECTED: 1 Route 46 West, Block 1207, Lot 11.
TENANT: ING, Financial Planning - Brandon Vito Spano.

BRANDON VITO SPANO, 233 Midland Avenue, Garfield, New Jersey, sworn.

Mr. Spano testified he is opening a financial planning firm, which will be operated by himself and his wife. He has meetings by appointment, only, and is involved in financial planning, estate planning and investment planning, with office hours if 8 am to 4 pm, five days per week.

Most of his appointments are off-site, with no walk-ins. He testified his wife will be present from 9 am to 5 pm. He testified he has 4 allocated parking spaces but only needs 2 and is capable of getting more if needed.

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, seconded by Mr. Decker.

Roll call vote: All voted in favor.

ITALIAN CERAMIC TILE (P13-014)
PREMISES AFFECTED: 410 Market Street, Block 1410, Lot 2.
PURPOSE: Application for a Site Plan.

MARK KENNETH FOLLENDER, ESQ. appeared on behalf
of the applicant.

GIACOMO BANDINO, 2 Glen Cove Road, Morris
Plains, New Jersey, sworn.

GEORGE HELD, 587 Getty Avenue, Clifton, New
Jersey, sworn.

Mr. Follender indicated Italian Ceramic Tile has
been operating out of 410 Market Street for
approximately 30 years. The application is for interior
renovation and modernization of the store, and enlarging
the showroom area, taking away office area, and thus
reducing same. They are not changing the building
footprint, nor the parking composition and the lighting
will remain the same, as will the storage and employee
count. The facade of the building will be renovated.

Mr. Held was qualified as a licensed
architect/planner in the State of New Jersey. He
described the property in question. He testified the
front part of the building, approximately 4, 662 square
feet, would be gutted and completely renovated. The
warehouse/storage area will not be changed. There will
be a complete facelift of the front of the building,
with glass and ceramic tile. No setbacks or dimensions
will be effected. They are not increasing or decreasing
the parking layout, i.e., 21 spaces.

Mr. Held testified their client agrees they are
not requesting a variance but a continued non-conformity
and agree with Boswell's letter.

The Chairman noted that assuming this application
is approved, it will be subject to all of the items in
the previous Resolution. As regards lighting, same will
be subject to no spill-over onto neighboring properties.

Mr. Bandino testified they have an average of 2
to 3 trucks from private companies and they also have
their own trucks. The off-site trucks are straight jobs,
no more than 40 feet. They do get container deliveries

once in a while, and no larger than 20 foot containers, with sufficient turnaround for trucks in the rear yard.

Outside deliveries arrive approximately 2 to 3 times a day during normal business hours, 9 am to 4 pm, and no deliveries on the weekends.

Store hours are Monday, Tuesday, Wednesday and Friday, 8:30 am to 5 pm; Thursday, 8:30 am to 6 pm; Saturday, 9:00 am to 2:00 pm.

He testified the location of the rear storage unit had previously been approved. He testified they have actually operated at this location for 33 years. He testified they sell ceramic tile and once in a while, furniture for bathrooms.

He testified the employee count will not change. He further testified the lighting will remain the same, and he is in agreement with the Architect's testimony.

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

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

Ms. Ross made a motion to accept the Resolution in the matter of ROBERT BOFFA (P13-013), seconded by Mr. Adamo.

Roll call vote: All voted in favor.

Ms. Ross made a motion to accept the Resolution in the matter of GUTTILLA (B13-083), seconded by Mr. Kaplan.

Roll call vote: All voted in favor.

At this time, Mr. Conte discussed with the Board drive-in restaurants. He indicated he contacted the Borough Attorney, Mr. Randazzo, and apprised him of same, indicating this has to be acted on as quickly as possible, and followed up with a letter.

Mr. Kaplan made a motion to approve, seconded by Mr. Abramo.

Roll call vote: All voted in favor.

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

JOHN ADAMO, Board Secretary