

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

IN RE:

MATTERS AND DECISIONS

RENDERED ON

WEDNESDAY, DECEMBER 11, 2013

DECEMBER 11, 2013
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
JOHN ADAMO, Bd. Secty.
RICHARD MOLA, Mayor/Member
CLAUDIA ROSS, Member
HARRY DECKER, Member
EUGENE LEONE, Member
MELVIN KAPLAN, Member
JOHN VIVIANI, Member
GISELLE DIAZ, Bd. Engineer
JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.
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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, Councilman Castiglia, Decker, Kaplan, Leone, Mayor Mola, Ross, Vicari and Viviani; Mr. Abramo and Mr. Chirido were absent.

Mr. Leone made a motion to approve the minutes of 9/4/13, seconded by Mayor Mola.

Roll call vote: Voting yes in favor of motion were Members Leone, Mayor Mola, Vicari, Councilman Castiglia, Adamo, Ross, Kaplan and Decker.

Ms. Ross made a motion to accept the minutes of 9/11/13, seconded by Mr. Leone.

Roll call vote: Voting yes in favor of motion were Members Ross, Leone, Decker, Mayor Mola, Adamo and Vicari; Mr. Kaplan abstained.

Councilman Castiglia made a motion to accept the minutes of 10/2/13, seconded by Mr. Leone.

Roll call vote: Voting yes in favor of motion were Members Councilman Castiglia, Leone, Vicari, Adamo, Mayor Mola, Ross and Kaplan.

Ms. Ross made a motion to accept the minutes of 10/9/13, seconded by Councilman Castiglia.

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

Ms. Ross made a motion to accept the minutes of 11/6/13, seconded by Mr. Leone.

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

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

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

JOSEPH GUTTILLA (B13-083) (GRANTED)
 PREMISES AFFECTED: 37 Midland Avenue, Block 1510, Lot 2.
 TENANT: Robert Tadchiev.

THOMAS R. BETANCOURT, ESQ. appeared on behalf of the applicant.

KENNETH MANUS, 301 Piermont Road, Norwood, New Jersey, sworn.

Mr. Manus testified he is about to enter into a lease regarding the subject premises to use for warehouse, showroom and a small office space with no on-site manufacturing. They are a wholesaler of mattresses and general merchandise wholesaler with a primarily Internet driven business, with approximately 20 walk-in weekly customers that have their purchases delivered to their chosen location or come in person to pick up same. Their lease has been amended to 16 parking spaces and room for two trailers. There will be a max of 6 employees. They have 5 loading docks. He testified they will have no more than one truck delivery per day. They outgrew their current location at 82 Midland Avenue in Saddle Brook.

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.

Miss Ross made a motion to approve, seconded by Mr. Leone.

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

ROBERT BOFFA (P13-013) (GRANTED)
 PREMISES AFFECTED: 303 Molnar Drive, Block 1106, Lot 15.
 PURPOSE: Site plan application for a generator.

A. WILLIAM SALA, JR., ESQ. appeared on behalf of

the applicant.

JON BOFFA, sworn.

MIKE SECHUCK, Meridian Electrical Constructing LLC, 89 Woods Road, Branchville, New Jersey, sworn.

Mr. Sala acknowledged the presence of an amended site plan reflecting the removal of the bollards requested at the last meeting, on the raised concrete pad.

Mr. Jon Boffa testified this is his 16th year as a member of BFI, as a managing member, involve in payroll and outsourcing that services clients in 40 States and Puerto Rico. They provide payroll checks to tens of thousands of employees. There will be 25 employees at this location. They have 40 parking spaces, but the Chairman noted they are smaller than required, but is being considered as an existing non-conformity. They will also be increasing the landscaping on the Molnar Drive side where the generator will be located. He testified the purpose of the impact it would have on them and their clients to be without power.

Mr. Sechuck testified he is employed by Meridian for approximately 15 years and installing similar units like this for 26 years. The proposed generator will be a Kohler product. The generator will be test-run for 10 minutes in the afternoon, approximately 12:00, one time weekly, and otherwise only come on in an emergency. The generator is powered by a natural gas driven motor of a 100 kilowatts. The generator is rated at 71 decibels at 23 feet. He testified as an example, a freight train produces 80 decibels at 15 feet. He testified at the end of the parking lot the decibel level would be approximately 58/59.

Mr. Boffa stipulated the windows at that portion of the building, facing the generator, will be strictly storage and agreed to same in the agreed-to Resolution, but will re-work the times to work with whoever may be effected.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public. Hearing no one from the public, the Chairman closed the public portion.

Mr. Kaplan made a motion to approve, seconded by Councilman Castiglia.

Roll call vote: Voting yes in favor of motion were Members Kaplan, Councilman Castiglia, Decker,

Adamo, Leone, Ross, Mayor Mola, Viviani and Vicari.

Ms. Ross made a motion to approve the Resolution in the matter of Superior Distributor (P13-009), seconded by Mr. Leone.

Roll call vote: Voting yes in favor of motion were Members Ross, Leone, Kaplan, Decker, Mayor Mola, Vicari, Viviani and Adamo; Councilman Castiglia abstained.

Mr. Kaplan made a motion to approve the Resolution in the matter of Bio Reference Laboratories (P13-010), seconded by Ms. Ross.

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

Ms. Ross made a motion to approve the Resolution in the matter of RN Foster Associates (P13-011), seconded by Mr. Leone.

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

Ms. Ross made a motion to approve the Resolution in the matter of National Realty (B13-055), seconded by Councilman Castiglia.

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

At this time the Board went into discussion regarding the Court Reporter's billing.

Ms. Ross made a motion to approve an increase to \$350.00, seconded by Mayor Mola.

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

There being no further matters before the Board, Mr. Kaplan made a motion to adjourn, seconded by Mr. Leone, and all members voting in favor of adjournment, the Chairman adjourned the meeting.

JOHN ADAMO, Board Secretary