

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

IN RE:

WORK MEETING

ON

WEDNESDAY, DECEMBER 4, 2013

DECEMBER 4, 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
LAWRENCE CASTIGLIA, Councilman/Vice Chairman
JOHN ADAMO, Bd. Secty.
RICHARD MOLA, Mayor/Member
CLAUDIA ROSS, Member
EUGENE LEONE, Member
MELVIN KAPLAN, Member
HARRY DECKER, Member
JOHN VIVIANI, Member
JOSEPH ABRAMO, Member
GISELLE DIAZ, Bd. Engineer
MICHAEL A. AUSTIN, ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.
30 Cedar Island Drive
Brick, New Jersey 08723
(732) 477-6710

INDEX

APPLICANT	DISPOSITION	PAGE
BUSINESS C.O. APPLICATIONS:		
GUTTILLA (B13-083)		3
AGENDA:		
BOFFA (P13-013)		4
DISCUSSION, COURT STENOGRAPHER		5

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 Castiglia, Kaplan, Decker, Leone, Mayor Mola, Ross, Vicari, Viviani and Abramo; Mr. Chirido was absent.

Whereupon the record notes the appearance of Michael A. Austin, Esq. For Mr. Conte, Esq.)

JOSEPH GUTTILLA (B13-083)
PREMISES AFFECTED: 37 Midland Avenue, Block 1510, Lot 2.
TENANT: Robert Tadchiev - Office/warehouse and distribution.

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

KEN MANUS, General Merchandise Manager of R&J Liquidation, Inc., appeared.

Mr. Manus indicated they are currently in lease negotiations at the subject premises to utilize same for office, showroom and warehouse. No manufacturing will take place here. They are a mattress and general merchandise wholesaler with most sales Internet driven. They average 2 to 3 walk-in customers daily. Customers can have their orders delivered to their specified destination or come and pick up the merchandise themselves.

Their lease provides for 15 parking spaces with 2 spots to park storage trailers. They have 5 loading bays and they anticipate a total of 6 employees.

The purpose of this location will be to receive product, inventory same and ship it out. They will not be open on Sunday.

The Chairman recommended this be done by Resolution and the applicant agreed.

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

At this time, the Board went into closed session to discuss the Certified Court Stenographer.

ROBERT BOFFA (P13-013)
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.

MIKE SECHUCK, Meridian Electrical Contracting LLC appeared.

At this time, the Board went into discussion with the applicant regarding whether the application can be deemed complete due to insufficient notice.

The Board suggested that the proposed pad for the generator be raised higher than the bumpers of a vehicle and the applicant agreed, and noise measurements will have to be provided and conform with the regulations.

The applicant agreed that the windows facing the generator side of the building can only be used for storage.

Mr. Sechuck indicated as regards the noise levels, this generator will emanate 71 decibels at 23 feet.

Mr. Sala indicated because of the nature of his client's business and the amount of clients in other States and Countries regarding pension and tax matters, it's important that they not be shut down in an emergency. He stated the generator placement has been designed to be as most unintrusive as possible.

Mr. Sechuck indicated he has been employed by his company for 12 years, and knowledgeable about generators and power systems, having been involved in same for 22 years.

Mr. Sechuck described the proposed generator and indicated it will run 10 minutes once a week at an agreed to time to assure it is functioning properly. The generator is powered by natural gas. He stated that as this generator will produce 71 decibels at 23 feet, standing next to a vacuum will produce approximately 70 decibels.

At this time, the applicant continued review of Boswell's report.

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. Kaplan made a motion to adjourn, seconded by Mr. Abramo, and all members voting in favor of adjournment, the Chairman adjourned the meeting.

JOHN ADAMO, Board Secretary