

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

IN RE:

MATTERS AND DECISIONS

RENDERED ON

WEDNESDAY, NOVEMBER 13, 2013

NOVEMBER 13, 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  
JOSEPH ABRAMO, Member  
MELVIN KAPLAN, Member  
JOHN VIVIANI, 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, Vicari, Viviani, Abramo and Ross (arrived late); Councilman Castiglia and Mr. Chirido were absent.

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SUPERIOR DISTRIBUTOR (P13-009) (GRANTED)  
 PREMISES AFFECTED: 3 Midland Avenue, Block 1411, Lot 7.  
 PURPOSE: Site plan and variances for lot coverage and floor area ratio.

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

Mr. Duch reminded the Board they were here a few months ago regarding an application for a generator and the Board expressed concern about numerous storage pallets on the site. As a result, the applicant is proposing an addition to 3 Midland Avenue and made modifications to the plan, i.e., 10.81 feet off the property line, eliminating that variance.

RICHARD KLEIN, Midland Avenue, Elmwood Park, New Jersey, sworn.

Mr. Klein testified he is Vice President and son of Howard Klein, who is the owner, and has the ability to bind the company. Mr. Klein confirmed their commitment to comply with their plans to remove the pods, and they intend to comply with the schedule attached to the Resolution. He testified this will remain a warehouse so same could accommodate the removal of the pods. He also confirmed they will comply with the engineer's report. He further confirmed this warehouse will not increase employee parking.

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.

The Chairman noted there are no variances being requested/offered.

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

Roll call vote: All voted in favor.

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RN FOSTER ASSOCIATES (P13-011) (GRANTED)  
PREMISES AFFECTED: 20 Bushes Lane, Block 1106, Lot 13.  
PURPOSE: Site plan application with variances.

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

Mr. Duch indicated this application is to expand the operation into 20 Bushes Lane.

JOSEPH ROMYNS, 55 Bushes Lane, Elmwood Park, New Jersey, sworn.

Mr. Romyns testified he is Vice President/General Manager and officer of the company, and has been with them for 10 years, and can bind the company. He testified they are manufacturers of zoning applications for commercial and residential air-flow for heating and air conditioning, designing components for HVAC.

He testified they balance the systems in order to control the air flow eliminating the noise factor. They intend to move their offices to 20 Bushes Lane, and later some equipment, but remaining primarily at #55. They presently have storage issues and palletted shipments are subject to inclement weather, so this will alleviate this problem.

He testified this site will initially have 6 employees and over time grow into an additional 6, for a total of 12.

Mr. Romyns testified they will use this for re-packaging of sub components, small panels. All storage is internal. He testified although assembly would be performed here, shipping will be via #55.

He testified they will comply with the Engineer's report.

Mr. Duch stated there will be no charges to the contour of the building, only interior for offices. The lot will also be striped.

Mr. Romyns testified they expect 4/5 skids to be delivered by medium size vans, bigger trucks will go to #55.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public.

FARREL DYM, 109 Cory Lane, Elmwood Park, New Jersey, sworn.

Mr. Dym stated in his opinion, this is a manufacturing facility. He expressed concern that this

is adding more manufacturing facilities to Elmwood Park. He also was concerned about sufficient parking and the noise factor.

EDWARD A. EASSE, Architect, 44 Lincoln Avenue, Hawthorne, New Jersey, sworn.

Mr. Easse was qualified as a licensed architect/planner.

Mr. Easse surveyed the building on 4/23/09, and showed it as a manufacturing building. As a result, they are expanding the usable space in the building for warehousing, which means less people. Mr. Easse testified the parking lot is presently in disarray and same will not be changed. Mr. Easse described what the interior will look like.

Hearing no one further from the public, the Chairman closed the public portion.

The Chairman informed the applicant that should they exceed 17 people, they must return to the Board and the applicant agreed.

Mayor Mola made a motion to approve, seconded by Mr. Leone.

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

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NATIONAL REALTY (B13-055) (GRANTED)  
PREMISES AFFECTED: 95 B Broadway, Block 125, Lot 2.  
TENANT: Seong Oh - Retail fish store.

CHARLES RABOLLI, JR., ESQ., 1135 Clifton Avenue, Clifton, New Jersey, appeared on behalf of the applicant.

SEONG OH, 41 North Central Avenue, Paramus, New Jersey, sworn.

JIN HO KIM, 523 Second Street, Palisades Park, New Jersey, sworn.

Mr. Oh testified the product cannot be eaten on premises or in cars.

Mr. Rabolli reviewed with Mr. Oh the list of products that will be sold at this location.

At this time, A-1 (list of products for sale) was marked into evidence.

Mr. Kim testified he is a certified interior designer and helped prepare the plans before the Board.

At this time, A-2 (plan) was marked into Evidence.

He testified there is approximately 5-6 feet from the back door to the rear of the property line, to the existing fence. He testified there are a total of 3 rental properties that make up 95 Broadway, and this is the middle property. Although there is a dumpster, there will also be garbage cans to control food waste with an impervious surface that can washed off.

The applicant testified they will proceed to contact the Board of Health/fire Department.

Mr. Oh testified his employees arrive by mass transportation. He further testified deliveries will be made through the back door and will be accomplished by vans that will park on the side street.

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.

The Chairman informed the applicant an approval of a C of O is subject to the Fire Department, Health Department and Building Department.

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

Roll call vote: All voted in favor.

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BIO REFERENCE LABORATORIES (GRANTED)  
PREMISES AFFECTED: 41 Slater Drive, block 902, Lots 3&4.  
PURPOSE: Site plan application.

(See transcript enclosed)

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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