

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

IN RE:

WORK MEETING

ON

WEDNESDAY, NOVEMBER 6, 2013

NOVEMBER 6, 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
EUGENE LEONE, Member
MELVIN KAPLAN, Member
HARRY DECKER, Member
ANTHONY CHIRDO, Member
JOHN VIVIANI, Member
GISELLE DIAZ, Bd. Engineer
JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.
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Brick, New Jersey 08723
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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, Decker, Kaplan, Leone, Mayor Mola, Ross, Vicari, Viviani, and Chirido; Members Abramo and Castiglia were absent.

NATIONAL REALTY (B13-055)

PREMISES AFFECTED: 95 B Broadway, Block 125, Lot 2.

TENANT: Seong Oh - Retail fish store.

CHARLES RABOLLI, JR., ESQ., appeared on behalf of the applicant.

Mr. Rabolli indicated there was a minor change to the previously submitted plans and he has brought the architect because there are descriptions with regards to the sinks, etc., and he also presented a list dated 10/6/13 describing what will be sold at the store.

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

JIN HO KIM, 523 Second Avenue, Palisade Park, New Jersey, appeared.

Mr. Kim stated he's a licensed architect in New Jersey for two years, and has appeared before land use boards previously. The Board accepted Mr. Kim's credentials.

Mr. Kim prepared the plans before the Board. He reviewed the plans with the Board, and stated a new grease trap was installed. He described where the cash register would be positioned and where counter personnel would operate. He described the prep areas, refrigeration, etc. He also described the clean-up area.

At this time, the drawing was marked A-1, and A-2 was marked, a newer version of A-1. A-3 was also marked, letter from JX2 Design Group dated 10/6/13.

Mr. Rabolli indicated his client would stipulate no sushi and A-3 will be amended accordingly.

Mr. Kim stated A-3 will also be amended to reflect fish and chips.

The applicant also agreed to erect a sign stating eating in cars is prohibited.

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

Hearing no one, the public portion was closed.

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

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

Mr. Duch reminded the Board they were here back in July, and obtained approval to put a generator on the site, servicing 2 buildings. Mr. Duch reviewed the plan to remove the pods. They now are seeking approval to put a one-story addition at the rear of the building, which will enhance their warehouse space and assist in emptying the pods and place contents in the warehouse.

RICK KLEIN appeared.

Mr. Klein stated he is Vice President of Superior, and has authority to bind same. Mr. Klein stated the building will be used strictly for storage. The overhead door is at ground level with no dock, so a forklift will traverse Building A to Building B in order to store overstock merchandise. There will be no employees working there, only an employee bringing/taking merchandise in and out. He stated they will abide by the previously agreed-to Resolution as regards to removal of the pools.

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 LABORATORIES (P13-010)
PREMISES AFFECTED: 41 Slater Drive, Block 902, Lots 3&4.
PURPOSE: Site Plan application.

(See transcript enclosed)

RN FOSTER ASSOCIATES (P13-011)
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 stated that Trolex Corp. currently occupies 55 Bushes Lane, manufacturing metal duct work. Mr. Foster owns 20 bushes Lane and has a growing business.

JOSEPH ROMYNS, appeared.

Mr. Romyns stated he is Vice President/General Manager of Zone First. His business involves air-conditioning, manufacturing line assembled products relating to same, i.e., thermostats, control panels, etc. He stated they are open to the public who buy from them direct via Internet, and direct over the counter sales. They would like to move the offices down the street to 20 Bushes Lane, and also have additional storage as far as ancillary parts. They will add 4 to 5 people as a result of the move. Hours of operation are 7:30 am to 4:00 pm. Staggered personnel answering phones/customer service accounts payable/receivable, 8 am to 5 pm, with occasional Saturdays, 8 am to 12 pm, and very rarely, Sunday for emergent type situations.

There will be 12 maximum employees on the highest shift. They have 17 parking spaces. 20 Bushes Lane will have a C&C machine, which is self-contained bar feeder, which fees in, runs the part and it drops into a bucket. There will be no major deliveries to #20. They will comply with any and all signage requirements.

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

Mr. Easse stated they will utilize the existing lighting on the building.

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

MAGDALENA GIANDOMENICO appeared.

Ms. Giandomenico stated she recently purchased the property behind the subject premises. She questioned her ability to erect a fence in the future and the applicant agreed that the good side of the fence can face her side.

Hearing no further, the Chairman closed the public portion.

At this time, Mr. Adamo reminded the Board they received a copy of the 2014 meeting dates, which would be voted on next week.

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

JOHN ADAMO, Board Secretary