

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

IN RE:

WORK MEETING

ON

WEDNESDAY, OCTOBER 2, 2013

OCTOBER 2, 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  
JOSEPH ABRAMO, Member  
GISELLE DIAZ, Bd. Engineer  
JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.  
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DISCUSSION ITEM:		
AS SEC 34:7.2 of the Borough Code Prohibits "Drive-In" restaurants (As defined in Sec 34-3.1) in all Zones of the Borough, should the Board refer that portion of the Code To the Mayor and Council for review And potential revision		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, Leone, Mayor Mola, Ross, Vicari, Abramo; Members Decker, Viviani and Chirido were absent.

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GRE RIVER DRIVE, LLC (B13-069)

PREMISES AFFECTED: 669 River Drive, Block 1019, Lot 18.02.

TENANT: General Office Administration for Paterson Charter School for Science and Technology, Inc.

RICHARD KILSTEIN, ESQ., appeared on behalf of the applicant.

Mr. Kilstein indicated this application relates to purely office space for the Paterson Charter School with no meetings, classes, Monday through Friday, with 7 administrative employees, 9 am to 5 pm.

A parking survey had been provided. The square footage is 2,664 square feet. There are 7 parking spaces.

RIZA GURCANLI, Paterson Charter School, appeared.

Riza Gurcanli stated they have rooms for meetings in other campuses and only occasionally a parent may stop by. They have a small meeting room for their immediate employees.

After further discussion and questioning by the Board, the applicant modified it to 8 spaces.

Riza Gurcanli indicated they use normal office type equipment, no file servers or large equipment. Billing printing and such are accomplished off site at their main office in Paterson.

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.

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NATIONAL REALTY (B13-055)

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

TENANT: Seong Oh - retail fish store.

JOSEPH JUONG CHA, ESQ. appeared on behalf of the applicant.

The Board Attorney explained to the applicant that this is not a permitted use, and requires a use variance; it rightfully belongs before the Board of Adjustment. The Board informed the applicant that whatever fees have been paid up to this point will be transferred to the Board of Adjustment.

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KULBHUSHAN KUMAR WALIA  
And RENU WALIA (B13-060)  
PREMISES AFFECTED: 290 Market Street, Block 1024, Lot 5.  
APPLICANT RENU WALIA: Convenience store and storage room.

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

Mr. Duch described the premises consisting of 2 units on the ground level, 2 storefronts, and 2 apartments on the second floor.

On the second floor, one apartment has 1 bedroom, and one apartment has 2. On the first floor on the left side there is a doctor's office, for approximately 12-15 years. Mr. Duch's clients purchased this property 7/31 thinking it had commercial approval. His clients wish to occupy and operate a convenience store on the right side.

After one of the tenants vacated, his clients had an appropriate inspection and submitted proof of same. He also presented a Certificate of Re-Occupancy Resale, which indicates commercial property only.

Mr. Duch also presented plumbing/second floor compliance certificate documents. His clients would like to operate the convenience store 7 days per week, 7 am to 7 pm.

RENU WALIA appeared.  
KULBHUSHAN WALIA appeared.

Ms. Walia stated she had a Masters Degree in Finance and was gainfully employed with a firm in Manhattan while her husband ran a convenience store in New York. She was laid off and used to assist him until his lease ran out. They reside in Hasbrouck Heights and the commute was long, and now they would like to run a convenience store at this location. It will only be her

husband and herself, no other employees.

There will be no baking/cooking on the premises. They will offer soda, candy, Lotto, if permitted, coffee and bagels. Bagels will be brought in and there will be small preparation such as lox, butter, etc. There will be refrigeration and oven for heating. The back of the store will be presently used for storage. Only boxed ice cream will be sold. A discussion ensued regarding the use variance and Mr. Duch indicated he will research same for next week's meeting.

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At this time, the Board went into discussion regarding Sec. 34:7.2 of the Borough Code.

Mr. Kaplan made a motion to refer this portion of the Code to the Mayor and Council for their review and possible update, seconded by Mr. Abramo.

Roll call vote: All voted in favor.

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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