

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

IN RE:

MATTERS AND DECISIONS

RENDERED ON

WEDNESDAY, SEPTEMBER 11, 2013

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

JOSEPH NATALE, C.S.R.
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(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, Leone, Mayor Mola, Ross (arrived late), Vicari and Abramo; Members Castiglia, Kaplan, Viviani and Chirido were absent.

Mr. Leone made a motion to accept the minutes of July 3, 2013, seconded by Mr. Abramo.

Roll call vote: Eligible to vote and voting yes in favor of motion were Members Leone, Abramo, Decker, Mayor Mola, Adamo and Vicari.

Mr. Leone made a motion to accept the minutes of the July 10, 2013 meeting, seconded by Mr. Adamo.

Roll call vote: Eligible to vote and voting yes in favor of motion were Members Leone, Adamo, Vicari, Mayor Mola, Decker and Abramo.

LOJZA AND LUBOMIR

MARTINOSKI (P13-008)

(GRANTED)

PREMISES AFFECTED: 279 Boulevard, Block 810, Lot 20.

PURPOSE: Application for Subdivision.

MATTHEW FOX, Engineer, 6-20 Plaza Road, Fair Lawn, New Jersey, sworn.

LUBGAOMIR MARTINOSKI, 15 Falmouth Avenue, Elmwood Park, New Jersey, sworn.

Mr. Fox was qualified and testified as a licensed professional engineer.

He testified this is a minor subdivision of one lot into 2 parcels. All lot dimensions are in compliance with the R18 single family residential zone. He further testified they are not requesting any variances.

Mr. Fox agreed that his client will comply with the 8/27/13 Boswell report.

Mr. Fox also reviewed the plans with the Board.

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.

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

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

FRANK BAGLIERI (P13-007) (TRANSFERRED)
 PREMISES AFFECTED: 527 River Drive, Block 607, Lot 1.
 PURPOSE: Site plan application, Dunkin' Donuts.

RICHARD J. TONIOLO, ESQ., appeared on behalf of the applicant.

Mr. Toniolo indicated that an adjacent property owner retained counsel and as a result, a jurisdictional question arose.

Mr. Toniolo requested that this matter be transferred to the Zoning Board, with all the fees.

Mr. Leone made a motion to accept the Resolution in the matter of MICHAEL SZCZECINA (P13-004), seconded by Mr. Abramo.

Roll call vote: All voted in favor.

Mr. Adamo made a motion to accept the Resolution in the matter of HOWARD KLEIN (P13-006), seconded by Mr. Decker.

Roll call vote: All voted in favor.

Mr. Adamo made a motion to accept the Resolution in the matter of BEDROS YILDIZ (B13-039), seconded by Mr. Abramo.

Roll call vote: All voted in favor.

Mayor Mola made a motion to accept the Resolution in the matter of GURPAL SINGH (B13-040), seconded by Mr. Decker.

Roll call vote: All voted in favor.

GRE RIVER DRIVE LLC (B13-056) (GRANTED)
PREMISES AFFECTED: 669 River Drive, Lot 1019, Lot 18.01.
TENANT: CBA Industries, Inc.

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

SCOTT NORMANT, 1432 King Court, Greenbrook, New Jersey, sworn.

JASON BOGART, 36 Harvey Court, Wyckoff, New Jersey, sworn.

Mr. Kilstein indicated this is an occupancy application brought on behalf of the applicant, CBA Industries, Inc., the tenant who has been approved by the owner of the property, GRE.

The total area of the office is 15,398 square feet, but the application only relates to a previously approved addition.

Mr. Normant testified he is the controller of the applicant for 22 years and this is an application to expand the office by about 1,598 square feet.

He testified they are an advertising company that distributes circulars to peoples' homes. There will be no printing or manufacturing from this location, only corporate offices utilizing computers, fax machines, telephones, etc.

Deliveries consist of FedEx, UPS, concerning supplies, and no type of truck deliveries.

They presently have 48 employees and will eventually add a total of 8. They do not produce any noise, odors, etc.

Mr. Bogart testified he is a principal of the landlord. He testified via a parking plan submitted to the Board. He testified there are 285 total parking slots on the site.

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

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

Roll call vote: All voted in favor.

At this time, the Board went into a discussion item regarding Riverfront Residential 2, LLC.

There being no further matters before the Board, Mr. Leone 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