

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

IN RE:

WORK MEETING

ON

WEDNESDAY, SEPTEMBER 4, 2013

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

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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, Councilman Castiglia, Decker, Kaplan, Leone, Mayor Mola, Ross, Vicari and Abramo; Members Chirido and Viviani were absent.

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

The Chairman called this application and there was no one present for the applicant.

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

The Chairman called this application and there was no one present for the applicant.

LOJZA & LUBOMIR MARTINOSKI (P13-008)
PREMISES AFFECTED: 279 Boulevard, Block 810, Lot 20.
PURPOSE: Application for a subdivision.

LUBGAOMIR MARTINOSKI appeared.

Mr. Martinoski indicated he is seeking permission to construct 2 two-family homes. The Chairman informed the applicant there are requirements on the Engineer's report that require changes to his drawings which have to be accomplished by the end of the week in order to be heard on September 11, 2013.

Mr. Martinoski stated his engineer did not inform him about any changes or requirements.

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.

FRANK BAGLIERI (P13-007)
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 stated this property is in the General Commerce Zone and they are proposing a permitted use, a Dunkin' Donuts/Baskin Robbins restaurant.

There are no exterior changes proposed to the building exterior.

He indicated that 3 variances in Boswell's Report are pre-existing. The parking stall sizes will remain the same size. He indicated this proposal represents a substantial reduction in the previous uses for this site, as the seating is being reduced by 50%.

There will be no drive-through service.

There will be a maximum of 5 employees during the highest number of the operation, i.e., 7 am to 10 am.

Doughnuts will be prepared at another location and delivered here at approximately 5 am, where 1 employee will be present. Bagels are frozen and will be heated for consumption.

Delivery of supplies will be accomplished approximately once per week, and ice cream by a separate contractor, all during normal business hours. Dairy products are also done by a separate contractor based on consumption during normal business hours.

A discussion ensued regarding whether Dunkin' Donuts and Baskin Robbins are two separate businesses and also whether this matter should be heard before the Zoning Board.

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

EUGENE BALDECCHI, appeared.

Mr. Baldecchi indicated he is one of the owners of the adjacent properties, Block 607, Lot 2, and opposes the parking variance as he feels it lacks protection for his tenants' rights. He also questioned refuse pick-up and deliveries that will be made here.

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

The Chairman announced that applications B13-055 and B13-056 have not appeared.

DISCUSSION ITEM:

RIVERFRONT RESIDENTIAL 2, LLC

At this time, the Board entered into discussion regarding Riverfront Residential.

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

Roll call vote: All voted in favor.

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