

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

IN RE:

WORK MEETING

ON

WEDNESDAY, JULY 3, 2013

JULY 3, 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
JOHN VIVIANI, Member
JOSEPH ABRAMO, 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 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, Viviani and Abramo; Mr. Chirido was absent.

FRANK BAGLIERI (B13-033)
PREMISES AFFECTED: 527 River Drive, Block 607, Lot 1.
TENANT: Dunkin Donuts.

STEPHEN GEFFNER, ESQ., appeared on behalf of the applicant.

Mr. Geffner indicated the reasons for their appearance.

After further discussion and questioning by the Board, the Chairman indicated site plan approvals require notice to the property owners, which has not been accomplished, and also there is needed a formal parking plan which is not present. As a result, it was agreed to carry this matter to the September 4, 2013 meeting.

BEDROS YILDIZ (B13-039)
PREMISES AFFECTED: 320 Molnar Drive, Block 1404, Lot 1.
TENANT: Arno Fuel, LLC, Service Station.

DAVID CARMEL, ESQ. appeared on behalf of the applicant.

Mr. Carmel reviewed with the Board the points listed in the Assistant Zoning Officer's letter dated 5/30/13.

BEDROS YILDIZ appeared.

Mr. Yildiz stated they will be dispensing fuel and possibly have a food store in the future. The Chairman indicated that tonight the Board is only hearing the application for a continued Certificate of Occupancy for a fuel dispensing station. They will also sell products such as windshield fluid, oil, etc.

The hours of operation will be 5 am to 10 pm, weekends 5 am to 10 pm. No shift will have more than 2 employees. They have 6 fueling pumps.

Mr. Yildiz stated he has 17 parking spaces. He stated they will replace the existing sign with a more modern sign.

The Chairman indicated there is not a sign application before the Board this evening. The lighting will remain the same, just newer fixtures will be installed. The Chairman recommended this be done by Resolution and the applicant agreed.

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.

GURPAL SINGH (B13-040)
PREMISES AFFECTED: 348 Market Street, Block 1302, Lot 40.
TENANT: Gurpal Singh, Service Station and Auto Repair.

DAVID RUSSO, ESQ. appeared on behalf of the applicant.

Mr. Russo indicated his client has been the owner of the service station with a tenant who used to perform auto repairs and now Mr. Singh wishes to also perform the repairs. The hours, etc. will all remain the same. He acknowledged this was previously done by Resolution and they understand any change would require coming before the Board.

The Chairman recommended this continue to be done by Resolution, and the applicant agreed.

Mr. Russo indicated the only change is now the repairs will be performed by Mr. Singh and everything else will remain the same.

The Chairman reminded the applicant the Resolution states no overnight parking of vehicles.

The Chairman instructed the applicant that next week they produce an updated parking plan, drop off the Resolution fee and make sure the parking plan shows the dumpster location.

GERRY PUCCI (B13-046)
PREMISES AFFECTED: 430 Market Street, Block 1410, Lot 4.
TENANT: Jorge Rosario - Blimpies.

VICTOR BROCCOLI, ESQ. appeared on behalf of the applicant.

Mr. Broccoli indicated this involves an

application for continued Certificate of Occupancy for Property 3 for a Blimpies franchise. As the building exceeds 10,000 square feet, they are required to come before the Board.

JORGE ROSARIO appeared.

Mr. Rosario indicated his proposal is to serve hot/cold sandwiches, soups, salads, etc. The only prepping of food will be baking of bread and making sandwiches. Including himself, there will be, on a maximum shift, 4 employees. The hours of operation are 8 am to 9 pm, 7 days per week. Equipment will include a freezer, refrigerator, microwave oven, slicer, etc. He receives deliveries once a week on Wednesday and sodas on Wednesday or Thursday. There are 4 parking spaces allocated for Blimpies.

GERRY PUCCIO appeared.

Mr. Puccio stated the previous tenant was a math educational establishment.

The Chairman suggested the applicant perform a parking survey and return next week prepared to testify regarding same.

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.

KEN BERNSTEIN (B13-048)

PREMISES AFFECTED: 100 Broadway, Block 301, Lot 2.

TENANT: Sue Mager, Sleepy's.

NILUFER O. DE SCHERER, ESQ. appeared on behalf of the applicant.

The Chairman announced this is a continued Certificate of Occupancy and there is no sign application, and that is not being heard.

Ms. DeScherer indicated Sleepy's is applying for a CO located in the Elmwood Park Shopping Center, adjacent to Walgreen's. This space has been vacant for some time, previously a women's clothing store and in her opinion Sleepy's will be a much less intense use. There are no specific spaces allocated to Sleepy's.

ANDREW STEWART appeared.

Mr. Stewart stated he is Sleepy's district manager in Bergen County and oversees 9 locations. He

stated the storefront will display mattresses with a small quantity of mattresses at this location available for pickup, with related accessories such as sheets, mattress protectors, etc. The bulk of their business involves mattresses housed and shipped from an off-site location, directly to the customer's home, and nothing is shipped from this location. They have a set delivery for this location one day a week. They typically do not let customers pick up king-sized mattresses from the store, but a queen-size mattress can be picked up via the rear entrance.

Three employees will be the maximum of any shift. They utilize a 2-yard dumpster stored in the rear and it is picked up every 2 weeks.

The hours of operation are Monday to Saturday, 10 am to 9 pm, and deliveries will be during the same hours.

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.

HOWARD KLEIN (P13-006)

PREMISES AFFECTED: 4 Midland Avenue, Block 1508, Lot 12;
3 Midland Avenue, Block 1411, Lot 7.

PURPOSE: Variance for minimum front yard setback and minimum sideyard.

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

HOWARD KLEIN appeared.

RICHARD KLEIN appeared.

THOMAS STEARNS, Site Engineer, appeared.

THOMAS CLEARY, Atlantic Power Systems, appeared.

Mr. Duch indicated the applicant is Superior Distributors Company, Inc.

Mr. Duch indicated his client is seeking permission to erect a generator in an existing parking lot for which site modifications are being proposed to accommodate the generator on an 8x12 concrete pad surrounded by bollards. The variances are being sought even though this is not a public roadway.

Mr. Howard Klein stated he started this business in 1962. They do not deal with the public but are wholesale distributors who service public officials, towns' EMS, etc. They deal in all kinds of safety equipment, snow removal equipment, etc. When Sandy hit, they were out of power and unable to fulfill the needs

of their customers. He rented a generator during the storm at a cost of \$6,000 in order to continue to provide emergency type equipment. Vans they own are utilized for pickups and deliveries, mostly loaded at night and delivered in the morning.

Mr. Howard Klein indicated there are a maximum of 40 employees for both buildings. Some arrive by bus, car pool, etc. Some part-time employees leave at 12 and they are included in the approximate 40 employees.

He added the building to the right is strictly used for warehousing. The generator would be in the main building.

Mr. Richard Klein sated the hours of operation are Monday through Friday, 7:30 am to 5 pm and Saturday, 7:30 am to 1 pm. He stated deliveries are accomplished in the back where they have one loading dock. Typical deliveries are made by tractor trailer and done during normal business hours, and could be 3 to 5 per day.

Mr. Stearns reviewed the site plan for the Board. He stated the required parking spaces would be 55. Since the other building is solely used for storage, Mr. Stearns did not show any parking for that but indicated he would revise same for next week.

The Chairman suggested this be done by Resolution and stated as long as the two properties are under one control, everything is fine, but if that changes where the service is disconnected, they must return to the Board.

Mr. Cleary stated he's been employed by Atlantic since 2006, selling generators. He testified they would be installing a generator, 125 KW, natural gas. It is a dual breaker generator. He testified the sound level is about 75 decibels average in a free field environment at 23 feet away. Testing of the generator is recommended monthly and same will be performed only during business hours.

The Chairman directed the applicant to research how the outdoor storage can be addressed for next week.

There being no further matters before the Board, Mr. Kaplan made a motion to adjourn, seconded by Mr. Leone.

Roll call vote: All voted in favor.

JOHN ADAMO, Secty.