

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

IN RE:

WORK MEETING

ON

WEDNESDAY, JUNE 5, 2013

JUNE 5, 2013
Municipal Bldg.
Elmwood Park, New Jersey 07407
Commencing at 8:03 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
GISELLE DIAZ, Bd. Engineer
JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.
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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 and Viviani; Member Chirido was absent.

JOHN TSUO (P13-001)

PREMISES AFFECTED: 307 East 54th Street, Block 804, Lot 18.02.

PURPOSE: Application for site plan.

LOUIS MANGANO, ESQ., appeared on behalf of the applicant.

JOHN TSUO, appeared.

MAURICE BROWN, Engineer, appeared.

The Chairman noted a deficiency in the notice but the Board determined it would hear this matter, and if same is contested, the matter would be considered null and void and the applicant agreed.

Mr. Tsuo stated this facility will only be used as a warehouse during the hours of 8 to 5, Monday through Friday. He stated he owns G&G Wedding Supplies and related products, which will be stored here, such as silk flowers, party supplies, etc. There will be no retailing from this facility, as same is conducted in Saddle Brook.

Mr. Brown indicated the site is basically located in two zones, and described the premises in question and the surrounding areas. He agreed to return next week with corrected plans showing numbers of plantings, etc. He further stated they will have a total of 15 parking spaces, one for handicapped. He added there are existing non-conformities. Mr. Brown discussed new paving and how same will affect water run-off.

Mr. Brown also reviewed the lighting plan and assured the Board there will be no spill-over. He added that this use will be a less intense use than the previous tenant.

JORLANDO CINTRON, appeared.

Mr. Cintron stated he is a contractor for G&G and is here interpreting for Mr. Tsuo, and that Mr. Cintron's wife also works for G&G. He stated there will

be 5 to 6 truck deliveries daily.

The Chairman indicated that Mrs. Cintron should return next week with accurate traffic flow.

Mr. Brown reviewed Boswell McClave's reports with the Board.

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

ROBERT PETRILLO, 54th Street, Elmwood Park, N3ew Jersey.

Mr. Petrillo stated he resides directly north of the subject premises. He indicated that when this building was built in the mid-'80s, the neighbors were assured the area would not be paved over as they are concerned with existing water run-off that is a major problem.

LOUIS DIAZ, 54th Street, Elmwood Park, New Jersey.

Mr. Diaz indicated he lives across the street from the building. He stated his concern is the traffic and the present eyesore on that property, such as containers, etc.

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

BIO REFERENCE LABORATORIES, INC.

(P13-002)

PREMISES AFFECTED: 41 Slater Drive, Block 902, Lots 3&4.

PURPOSE: Application for parking/site plan.

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

RONALD J. RAYOT, BioReference Laboratories, Inc., appeared.

THOMAS G. STEARNS, P.E., L.S., appeared.

Mr. Duch reminded the Board that this concerns remaining space at Block 902, Lots 3 and 4, known as 41 Slater Drive. He stated they are appearing to discuss revisions of a previously submitted parking plan. Along with BioReference's continued growth, they are seeking additional parking spaces, i.e., 800 in total, including 200 previously approved.

Mr. Rayot indicated his position as Vice President/Director of Logistics/Maintenance Department,

who did the build-out in the front. He stated because of continuing growth, they need additional parking spaces. They will be expanding their Edward Ross Drive location to the Slater Drive location, with laboratory space and, at the end, if needed, warehouse space. This would be accomplished in three stages and they will agree to return before the Board for each segment, which should encompass a 2-year period.

EUGENE DIAZ, principal of landlord.

Mr. Diaz stated the lease is structured to indicate the parking will be done in proportion to the square footage they take.

Mr. Rayot indicated that they will return to the Board for each phase.

Mr. Stearns reviewed the site plan with the Board as same pertains to the abovementioned three stages of space taking and parking. He stated there will be 34 handicapped spaces included within the 800.

At this time, the Elmwood Park Fire Chief and his assistant stated that they had reviewed this matter and other than one area concerning turning radii being modified (i.e. larger), they had no other comments.

Mr. Stearns agreed to return next week with plans showing less parking spaces in the northwest corner of the building, in order to accommodate fire apparatus, and picking up more spaces from another area.

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.

ELRAC, LLC (P13-003)
PREMISES AFFECTED: 100 Route 46 East, lock 1701, Lot 10.
PURPOSE: Application for pre-owned automobile sales.

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

JOHN RUEL, Enterprise, appeared.

JONATHAN MULLEN, Enterprise, appeared.

THOMAS STEARNS, P.E., L.S., appeared.

Mr. Duch stated the former occupant was Platinum Car Care Center, which had multiple bays for various car repairs, etc. Enterprise intends to renovate the entire facility and use same for the sale of pre-owned vehicles. No repairs will be done on site and two bays will be used for detailing of vehicles with outside/inside display of for-sale vehicles. Hours of operation will be 8 am to 9 pm, Monday through Saturday, closed on Sunday.

Mr. Mullen stated he is the Group Car Sales Manager overseeing 9 local retail facilities. He reviewed with the Board an Enterprise hand-out.

Mr. Ruel indicated he is the Operations Manager and oversees all car sales. He reviewed with the Board their proposed layout of the showroom, cubicles, etc. He explained the need for their signage, as there is a hill approaching the facility which makes visibility to their location difficult.

Mr. Stearns described the subject premises. He reviewed the site plan and indicated the proposed changes and improvements, including landscaping and that the site will remain 100% impervious. He provided for handicapped parking. Their proposal is to park 12 display vehicles and 1 elevated single auto display. Mr. Stearns indicated the requirement is 31 spaces.

The Chair required a drawing next week, indicating 9x20 spaces. Mr. Mullen stated their employees drive only cars that are for sale, that are parked on the lot.

KENNETH OCHAB, Planner, appeared and stated that when cars are coming down the highway, this building is difficult to see.

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.

DISCUSSION ITEM:

RIVERFRONT RESIDENTIAL 2, LLC

At this time, the Board went into closed session and Mr. Conte discussed pending litigation. Mr. Vicari made a motion that in his opinion, counsel for Riverfront only made a change with regard to No. 1 on the list reviewed by Mr. Conte, and did not feel this works for the Town. The motion was seconded by Mr. Decker.

Roll call vote: All voted in favor.

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