

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

IN RE:

WORK MEETING

ON

WEDNESDAY, MAY 1, 2013

MAY 1, 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
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 and Vicari; Members Chirido and Viviani were absent.

D&K PROPERTIES, LLC (B13-023)
 PREMISES AFFECTED: 440 Market Street, Block 1410, Lot 5.
 TENANT: Mohamat Aytibi

THOMAS R. BETANCOURT, ESQ., appeared on behalf of the applicant.

Mr. Betancourt indicated the lease will be in the name of Premium Auto Group, LLC (NJ LLC).

MOHAMAT AYTIBI appeared.

Mr. Aytibi indicated he is the managing member of Premium Auto Group, LLC, which is the proposed tenant. There are 2 employees and two allotted parking spaces. He stated they conduct car sales via auction to auction with no storage of vehicles on premises. Their business is conducted at auctions, by phone and internet. There are no retail sales.

The Chairman suggested a Resolution for this 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.

DISCUSSION ITEM:

BIO REFERENCE LABORATORIES, INC.

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

WARREN W. ERDMANN, Senior Vice President/Director of Operations, BioReference Laboratories, appeared.

RONALD J. RAYOT, Vice President/Director of Logistics, BioReference Laboratories, appeared.

THOMAS STEARNS, appeared.

Mr. Duch indicated they are present to discuss a conceptual plan for BioReference pertaining to the company's growth plans.

Mr. Duch indicated BioReference intends on taking over the remaining space of the 46,000 square feet warehouse portion of the building, via a ten-year lease.

Mr. Erdmann stated he is the vice President/Director of Operations, and fully familiar with the project.

Mr. Rayot stated he is Vice President of Logistics.

Mr. Erdmann stated when they occupy this new space, the operations will run exactly the same, 24/7, 7 days per week. He indicated in September they would begin the first of a 1/3 plan of taking over this space.

Mr. Rayot indicated the biggest vehicles on site are two 15-passenger vans, a hatchback Ford and sprinter van used to transport product from building to building.

Mr. Erdmann broke down the different departments and how same will continue to function.

Mr. Stearns explained the site plan and reviewed same for the Board.

Mr. Duch indicated the current owner, Marcal, will be moving out in stages as BioReference moves in. He indicated they need 812 parking spaces, and if by phase 3 they don't have enough, they will return to the Board.

The Chairman indicated they should return after each phase. He stated that as Marcal phases out, all trailers will be removed.

There being no further matters before the Board, Councilman Castiglia made a motion to adjourn, seconded by Mr. Kaplan, and all members voting in favor of adjournment, the Chairman adjourned the meeting.

JOHN ADAMO, Board Secretary