

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

IN RE:

MATTERS AND DECISIONS RENDERED

ON

WEDNESDAY, MARCH 13, 2013

MARCH 13, 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  
HARRY DECKER, Member  
JOHN VIVIANI, Member  
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 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, Councilman Castiglia, Decker, Leone, Mayor Mola, Ross, Vicari and Viviani; Members Kaplan and Chirido were absent.

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Mr. Leone made a motion to approve the minutes of February 13, 2013, seconded by Mr. Viviani.

Roll call vote: All voted in favor; Ms. Ross abstained.

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BANKERS FINANCIAL (B13-008)  
PREMISES AFFECTED: 30 Broadway, Block 201, Lot 2.  
TENANT: Dollar Tree.

MITCH ABRAHAMS, ESQ. Appeared on behalf of the applicant.

CARL DOUGLAS WEBB, 4504 Powers Point Road,  
Virginia Beach, Virginia, 37455, sworn.

Mr. Abrahams indicated the target space, with possible minor changes, will be 10,352 square feet.

Mr. Webb testified he is the Director for Leasing for the Northeast Region and has been with Dollar Tree for approximately 11 years. In this capacity, he is familiar with the day-to-day operations of the store. He is responsible for approximately 2,100 stores over 17 states.

He testified there will be approximately 3-5 employees always present on site at a time, with a total of 22 employees full and part-time. They will sell similar products to a Dollar Tree store, but operate under the "Deal\$" name and sell larger bottles of products, such as Tide, a better food selection, etc.

Mr. Webb indicated that on the largest shift there could be up to 10 employees. They expect to receive truck deliveries 1-2 times a week and are aware of the restrictions of no deliveries before 7 am and no deliveries after 10 pm.

They will have a hauler collect bailed refuse 1-2 times weekly. The bailer will be contained indoors.

They do not have designated parking in their lease.

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

GAIL MAIDA, 139 River Drive, Elmwood Park, New Jersey, sworn.

Ms. Maida had questions regarding a proposed traffic light. She testified that there is presently traffic congestion which makes it difficult leaving and entering their residences. She testified that Pathmark deliveries exacerbated the condition.

HARVEY ALLEN ROSEN, 14A Elmwood Court, Elmwood Park, New Jersey, sworn.

Mr. Rosen testified that he has a problem every morning because of heavy traffic that already exists. He feels that traffic lights may help alleviate the problems.

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

Ms. Ross made a motion to approve, with all the agreed-to changes and modifications, which motion was seconded by Mr. Viviani.

Roll call vote: All voted in favor.

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

JOHN ADAMO, Board Secretary