

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

IN RE:

MATTERS AND DECISIONS

RENDERED ON

WEDNESDAY, DECEMBER 12, 2012
(NO WORK SESSION FOR DECEMBER, 2012)

DECEMBER 12, 2012
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
MELVIN KAPLAN, Member
EUGENE LEONE, Member
HARRY DECKER, Member
ANTHONY CHIRDO, Member
JOHN VIVIANI, Member
JOHN CONTE, JR., ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.
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(732) 477-6710

INDEX

APPLICANT	DISPOSITION	PAGE
BUSINESS C.O. APPLICATIONS:		
ROBERT THALER (B12-063)	Transferred	3
ONE ELMWOOD PARK, LLC (B12-072)	Granted	4
VITO PINO (B12-074)	Carried	4
AGENDA:		
Setting of Meeting dates for 2013		5

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, Kaplan, Leone, Mayor Mola, Ross, Vicari, Viviani and Chirido.

Mr. Leone made a motion to approve the minutes of October 10, 2012 meeting, seconded by Mr. Viviani.

Roll call vote: Eligible to vote and voting yes in favor of motion were Members Leone, Viviani, Kaplan, Decker, Ross, Mayor Mola, Adamo and Vicari.

Mr. Adamo made a motion to approve the minutes of the September 7, 2012 meeting, seconded by Mr. Leone.

Roll call vote: Eligible to vote and voting yes in favor of motion were Members Adamo, Leone, Mayor Mola, Viviani, and Vicari.

Mr. Adamo made a motion to approve the minutes of the November 14, 2012 meeting, seconded by Mr. Leone.

Roll call vote: Eligible to vote and voting yes in favor of motion were Members Adamo, Leone, Kaplan, Ross, Mayor Mola, Decker, Councilman Castiglia and Vicari.

ROBERT THALER (B12-063) (TRANSFERRED)
 PREMISES AFFECTED: 107 Broadway, Block 126, Lot 3.
 TENANT: Albert Liberman - Estate Jewelry Store. Use Variance, applicant will apply to the Board of Adjustment.

The Chairman announced this matter is being heard before the Board of Adjustment.

VITO PINO (B12-074) (CARRIED)
 PREMISES AFFECTED: 234-238 Market Street, Block 1022,
 Lot 1.
 TENANT: Lill's Market - Josh Kwantoro.

Mr. Pino faxed a request to have this matter adjourned to next month.

Mr. Viviani made a motion to approve same, seconded by Councilman Castiglia.

Roll call vote: All voted in favor.

ONE ELMWOOD PARK, LLC (B12-072)
 (Mt. Pleasant Management) (GRANTED)
 PREMISES AFFECTED: 1 Broadway, Block 120, Lot 1.
 TENANT: Boris Leybel MD.

JAMES MC CARTHY, ESQ., appeared on behalf of the applicant.

Mr. McCarthy indicated they are before the Board for a tenancy at the subject premises, which requires buildings of 10,000 square feet to come before the Board. He stated the premises are presently vacant. There are 5 allotted parking spaces, the same amount for the previous tenant/doctor.

CLARA BRISKIN, sworn.

Dr. Briskin testified she is appearing on behalf of Dr. Leybel, and has authority to testify on behalf of his practice. She testified she and Dr. Leybel practice neurology together presently in Fair Lawn, and also have an office in New York. She testified they will occupy Suite 402, 1,170 square feet, with 5 allotted parking spaces. She testified they have a total of 5 employees, including herself and Dr. Leybel, and only 2 of the employees drive. She also testified that either Dr. Leybel or she is there, but not both at the same time. She expects 2-3 patients per hour and 60% of patients arrive via medical transportation.

Office hours are 9-6 Monday through Friday.

The Chairman suggested 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.

Mr. Kaplan made a motion to approve, with all the agreed-to stipulations and this being done by Resolution, which motion was seconded by Mr. Leone.

Roll call vote: All voted in favor of approval.

Mr. Leone made a motion to approve the meeting dates for 2013, which motion was seconded by Councilman Castiglia.

Roll call vote: All voted in favor of motion.

Mayor Mola made a motion to leave the commencing time of the meetings as 8:00 pm, seconded by Mr. Vicari.

Roll call vote: Voting yes in favor of motion were Members Mayor Mola, Vicari, Councilman Castiglia, Adamo, Leone, Ross, Viviani and Chirido; Voting no were Members Decker and Kaplan.

The Board discussed the Mayor's veto being overturned by the Council.

There being no further matters before the Board, Mayor Mola 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