

STATE OF NEW JERSEY
COUNTY OF BERGEN
BOROUGH OF ELMWOOD PARK
ZONING BOARD OF ADJUSTMENT

IN RE:

MATTERS AND DECISIONS RENDERED

ON WEDNESDAY, JULY 23, 2014

JULY 23, 2014
Municipal Building
Elmwood Park, New Jersey 07407
Commencing at 7:30 pm

B E F O R E:

THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF
ELMWOOD PARK.

PRESENT:

JAMES GOLEMBISKI, Chairman
RONALD VICARI, Bd. Secty.
FRANK BAGLIERI, Member
JEFFREY FREITAG, Member
ANGELO PANETTA, Member
DONALD INGRASSELINO, Member
PETER TEN KATE, Bd. Engineer
MATTHEW P. DE MARIA, ESQ., Bd. Atty.

JOSEPH NATALE, C.S.R.
30 Cedar Island Drive
Brick, New Jersey 08723
(732) 477-6710

I N D E X

APPLICANT	DISPOSITION	PAGE
RIVERFRONT RESIDENTIAL, LLC (A14-003)	GRANTED	3
R E S O L U T I O N S :		
BARASZCZ (A14-002)		3

THE CHAIRMAN: Good evening, the regularly scheduled meeting of the Elmwood Park Zoning Board of Adjustment is called to order.

This meeting is being held in compliance with the Open Public Meetings Act.

Roll call vote: Present were Members Ingrasselino, Panetta, Freitag, Vicari, Baglieri and Golembiski; Members Alvarez and Beniamini were absent.

(Whereupon there is a flag salute.)

Mr. Freitag made a motion to accept the minutes of the meeting of June 25, 2014, seconded by Mr. Baglieri.

Roll call vote: All voted in favor.

Mr. Ingrasselino made a motion to accept the Resolution in the matter of BARSZCZ (A14-002), seconded by Mr. Freitag.

Roll call vote: All voted in favor.

RIVERFRONT RESIDENTIAL LLC (A14-003) (GRANTED)
 PREMISES AFFECTED: 301 Riverfront Boulevard, Block 1201, Lot 4.01.
 PURPOSE: Use Variance for Child Care Center, The Goddard School.

ROBERT KASUBA, ESQ., appeared on behalf of the applicant.

Mr. Kasuba indicated they are here continuing last month's application. He stated at last month's meeting, they indicated the maximum capacity would be 132 students; the correct number is 134.

JOSEPH STEIGER, Traffic Engineer, previously sworn.

Mr. Steiger acknowledged his presence and testimony at last month's meeting and as a result of questions raised by the Board regarding approvals granted to BioReference, he performed follow-up

research, factoring in the three phases BioReference will generate and how same will impact his traffic study.

Mr. Steiger testified he performed traffic counts at the BioReference driveway and determined there were 74 cars in and 11 out from 7 am to 9 am; in the evening peak hour, 7 in and 90 out, based on same being one third of the building being occupied. He further testified that BioReference's primary work is done in the middle of the night.

Mr. Steiger testified he prorated the increased traffic as a result of Phase 2 and 3 will be approximately 125 in, 19 out in the a.m. peak, and 12 in and 152 out in the evening peak, and then added in the traffic that will be generated by this application.

Mr. Steiger further testified he added in the additional traffic that will be generated by the daycare center, the retail and the apartments, and found there were levels of service that need to be mitigated. He testified that same could be accomplished by changing the light at River Drive/Slater Drive so it can operate at acceptable levels of service.

PETER STECK, Planning Consultant, 80 Maplewood Avenue, Maplewood, New Jersey, sworn.

At this time, A-6 is received and marked into Evidence (aerial photograph with attachment).

Mr. Steck identified and described A-6. He testified the proposal is to occupy the first floor of the subject building by the proposed child care center with a capacity of 134 students.

Mr. Steck described and reviewed the surrounding area and the subject premises.

He testified the use proposed is a special kind of use according to the Municipal Land Use Law. He also testified this is an inherently beneficial use. He further testified that in his opinion this use is very high on the public benefit scale.

As regards negatives that come from this there is the additional traffic, parking demand and children that will be outside playing, albeit in a fenced-in contained area.

GEORGE SILLER, previously sworn.

Mr. Siller reviewed the site plan for the Board.

At this time, A-7 (drawings) and A-8 (site and egress plan).

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. Ingrasselino made a motion to approve, seconded by Mr. Panetta.

Roll call vote: All voted in favor.

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

RONALD VICARI, Board Secretary