

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

IN RE:

WORK MEETING

ON

WEDNESDAY, MAY 6, 2015

MAY 6, 2015  
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  
HARRY DECKER, Vice Chairman  
JOHN ADAMO, Bd. Secty.  
RICHARD MOLA, Mayor/Member  
CLAUDIA ROSS, Member  
ANTHONY CHIRDO, Member  
JOSEPH ABRAMO, Member  
MEL KAPLAN, Member  
JOHN VIVIANI, Member  
EUGENE LEONE, Member  
FRANK CARAMAGNA, Councilman/Member  
GISELLE DIAZ, Bd. Engineer  
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 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, Caramagna, Decker, Kaplan, Leone, Mola, Ross, Vicari, Viviani, Chirido, Abramo.

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BIO REFERENCE LABORATORIES (P15-002)

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

PURPOSE: Applicant seeks approval of a Settlement Agreement in the matter of 41 Slater Drive Partners, LLC vs. 35 Market Street, L.P., Green Acre Woodlands, Inc. And Soundview Paper Company, L.L.C., Docket #BER-C-74-14 ("The Litigation") affecting the property and for final Certificate of Occupancy for previous approved phases and for a Continued Certificate of Occupancy.

(See transcript enclosed.)

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DISCUSSION ITEM:

Planning Board to Review Ordinance 15-12:  
"Definition and word usage for decks"

The Chairman read into the record Ordinance #15-12.

Mr. Conte indicated the revised Ordinance read decks shall be placed at the same level as the finished first floor elevation and less than 6' above the lowest ground surface, which previously had been 3', now allowing a deck to be 6'.

He also discussed the percentage area of the definition, i.e., three feet to six feet.

The Chairman noted your house could be at maximum lot coverage permitted and you could still add an additional 200 square foot deck, whereas before adding a bigger deck counted against your lot coverage and you required a variance.

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There being no further matters before the Board, Mr. Caramagna made a motion to adjourn, seconded by Mr. Viviani, and all members voting in favor, the Chairman

adjourned the meeting.

JOHN ADAMO, Board Secretary