

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

IN RE:
MATTERS AND DECISIONS RENDERED
ON
WEDNESDAY, FEBRUARY 25, 2009

FEBRUARY 25, 2009
Municipal Building
Elmwood Park, New Jersey 07407
Commencing at 7:40 pm

B E F O R E:

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

PRESENT:

JAMES GOLEMBISKI, Chairman
JAMES DE PADOVA, Bd. Secty.
ANGELO PANETTA, Member
DEBORAH ALVAREZ, Member
VINCENT ROVECCHIO, Member
RONALD VICARI, Member
PETER TEN KATE, Bd. Engineer
MATTHEW DE MARIA, ESQ., Bd. Attorney

JOSEPH NATALE, C.S.R.
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I N D E X

No.	Disposition	Page
KELLY (A09-001)	Granted	4
MARCAL MANUFACTURING (A09-003)	Carried	5

RESOLUTIONS

DHILLON (A09-019)	3
C&L DEVELOPERS (A08-023)	3
CHUNG (A08-022)	3
WOJTACH (A09-002)	4

THE CHAIRMAN: This is the regularly scheduled meeting of the Elmwood Park Zoning Board of Adjustment. The meeting will come to order, the Public Laws of 1975, effective 1/19/76 and NJSA 10:4-1, in compliance with the Open Public Meetings Act.

Roll Call: Present were Members DePadova, Alvarez, Golembiski, Panetta, Vicari and Rovecchio; Mr. Baglieri, Mr. Cleeland and Mr. Nestory were absent.

(Whereupon there is a flag salute.)

Mr. Panetta made a motion to accept the January, 2009 meeting minutes, seconded by Mr. Vicari.

Roll call vote: Voting in favor of motion to approve were Members Panetta, Vicari, DePadova, Alvarez and Golembiski.

Mr. Vicari made a motion to accept the Resolution of denial in the matter of DHILLON (A09-019), seconded by Mr. DePadova.

Roll call vote: Voting in favor of motion were Members Vicari, DePadova, Panetta and Golembiski; Ms. Alvarez voted no.

Mr. Vicari made a motion to accept the Resolution of denial in the matter of C&L DEVELOPERS (A08-023), seconded by Mr. Panetta.

Roll call vote: Voting yes in favor of motion were Members Vicari, Panetta, DePadova and Golembiski; Ms. Alvarez voted no.

Ms. Alvarez made a motion to accept the Resolution in the matter of CHUNG (A08-022), seconded by Mr. Vicari.

Roll call vote: Voting yes in favor of motion were Members Alvarez, Vicari, Panetta, DePadova and Golembiski.

Mr. Vicari made a motion to accept the resolution in the matter of WOJTACH (A09-002), seconded by Ms. Alvarez..

Roll call vote: Voting yes in favor of motion were Members Vicari, Alvarez, DePadova, Panetta and Golembiski.

TOM & SIOBHAN KELLY (GRANTED)
 PREMISES AFFECTED: 55 Orchard Street, Block 711, Lot 18.
 PURPOSE: Variance for front yard, green area and parking.

STANLEY J. KUFEL, Architect, S.J. Kufel Associates, 337 Demarest Avenue, Oradell, New Jersey, sworn.

Mr. Kufel appeared on behalf of the applicants. Mr. Kufel's qualifications were accepted by the Board and testified as follows:

They appeared seeking permission to convert a single-family home into a two-family home, seeking variances for front yard setback. The parking requirements and sideyard setbacks are pre-existing. The plan has been revised, scaling back the second floor. He testified they will maintain the height requirements. He testified the footprint will remain the same with the exception of the in-fill for the garage.

SIOBHAN KELLY, 58 Redneck Avenue, Little Ferry, New Jersey, sworn.

THOMAS KELLY, 42 Seminary Drive, Mahwah, New Jersey, sworn.

Ms. Kelly testified updates are needed and in order to off-set the cost involved, a two-family would be the best way to proceed.

At this time the applicant consented to widening the driveway to twenty (20) feet in order to accommodate off-street parking for themselves and their tenants.

Mr. Kelly testified there will be three (3) bedrooms upstairs and two (2) bedrooms downstairs.

After further discussion and questioning by the Board, the Chairman opened the meeting to the public. Hearing no one further, the Chairman closed the public portion.

Mr. Vicari made a motion to approve with all the agreed to stipulations, seconded by Mr.

Panetta.

Roll call vote: Voting in favor of motion to approve were Members Vicari, Panetta, Rovecchio, DePadova, Alvarez and Golembiski.

MARCAL MANUFACTURING (A09-003) (CARRIED)
 PREMISES AFFECTED: 1 Market Street, Block 610, Lot 1.
 PURPOSE: Variance for outside storage.

DEBORAH M. GROSS-QUATRONE, ESQ., appeared on behalf of the applicants.

VEDAT SARAYLI, Marcal Manufacturing, LLC, 1 Market Street, Elmwood Park, New Jersey, sworn.

MARK VERTUCCI, Marcal Manufacturing, LLC, 1 Market Street, Elmwood Park, New Jersey, sworn.

ROBERT J. WEISSMAN, P.E., L.S., Weissman Engineering Co., P.C., 686 Godwin Avenue, Midland Park, New Jersey, sworn.

Ms. Gross reviewed the history of Marcal since approximately 1946 and stated since the subsequent bankruptcy the majority of the employees has remained the same and Marcal pays \$600,000 a year in taxes.

Mr. Vertucci testified that he is the director of engineering/plant maintenance, which also involves storage of material. He testified they are seeking to propose outdoor storage of paper. Mr. Vertucci indicated on the plan exactly where the storage would be located.

Mr. Sarayli testified as director of purchasing for Marcal and testified that due to the nature of the recycling business, there is a need to have a strategic reserve as their enterprise grows. He testified they would store approximately seventy-five (75) trailers' worth of paper, four pallets high, equaling approximately ten to twelve feet, approximately three feet by four feet by three feet in dimension.

Mr. Vertucci testified there is presently a six foot fence around the perimeter, and they will be planning to install another twelve foot high fence around the paper storage. Mr. Vertucci testified this paper is not loose, but, instead tightly bailed.

Mr. Sarayli testified this is a 24/7 operation.

Mr. Vertucci testified the southeast corner was and will continue to be used for parking,

which includes fifty-eight (58) spaces. He testified this application does not negatively effect the parking and, in fact, will gain some. He testified what was previously used as a water storage reservoir will not house the paper storage.

Mr. Weissman was qualified and testified as a licensed professional engineer/land surveyor. Mr. Weissman testified he is familiar with the application. He further testified potentially installing water cannons to address any fire concerns. He testified that installing any kind of a shed would increase lot coverage. He further reviewed the engineer's report with the Board.

JOHN MC GRATH, Fire Official, Elmwood Park, New Jersey, sworn.

Mr. McGrath testified there is an ordinance prohibiting outdoor storage such as that being requested and further testified that in his opinion, this is a hazard.

After further discussion and questioning by the Board, Ms. Alvarez suggested the applicant consider an American flag be added. The applicant agreed to adjourn and carry this matter and return to address the parking issue/fire and safety issue.

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. Rovecchio made a motion to carry this matter to the March 25, 2009 meeting, seconded by Mr. Vicari.

Roll call vote: Voting in favor of motion were Members Rovecchio, Vicari, DePadova, Alvarez, Panetta and Golembiski.

Mr. Panetta made a motion to adjourn, seconded by Ms. Alvarez, and there being no further matters before the Board, the Chairman adjourned the meeting.

JAMES DE PADOVA, Board Secretary