

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

IN RE:

MATTERS AND DECISIONS RENDERED

ON

WEDNESDAY, JULY 9, 2014

JULY 9, 2014  
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  
EUGENE LEONE, Member  
JOSEPH ABRAMO, Member  
JOHN VIVIANI, Member  
MELVIN KAPLAN, Member  
FRANK CARAMANGA, 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 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, Caramanga, Decker, Kaplan, Leone, Ross, Vicari, Viviani, Abramo and Mayor Mola; Mr. Chirido was absent.

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Mr. Leone made a motion to accept the minutes of the June 4, 2014 meeting, seconded by Mr. Caramanga.

(The record notes a correction on page 4 of the minutes: "They are not adding any more employees")

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

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Ms. Ross made a motion to accept the minutes of the June 11, 2014 meeting, seconded by Mr. Abramo.

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

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J.P. MORGAN CHASE BANK (P13-012) (GRANTED)  
PREMISES AFFECTED: 179 Market Street, Block 1016, Lot 1.  
PURPOSE: Site Plan Application.

JASON TUVEL, ESQ., appeared on behalf of the applicant.

MARTHA LANE, Architect, 378 Kent Road South, Cornwall Bridge, Connecticut, sworn.

Mr. Tuvel indicated this is a site plan application involving the removal of drive-up teller located within the parking area of the property. Same will be demolished and put adjacent to the building, and they will reconfigure some parking.

No preexisting non-conformities will be exacerbated, nor will any new variances be triggered.

The have reviewed and accepted Boswell's letter. Testimony will be provided on the points requiring same. He indicated the money will be run in the program as it had been run.

A-1 is received and marked into Evidence, site plan dated 7/2/14.

Ms. Lane described the existing conditions on the subject property. At this time, Ms. Lane was qualified and accepted as an expert witness. She testified there currently exists 35 parking spaces, including 2 ADA spaces. She testified the drive-up teller will be removed, the pavement repaired, and they will reinstitute the existing teller window on the building; traffic will continue to enter from VanRiper and exit back onto VanRiper. The parking spaces located adjacent to the building on the northerly side will be removed, and they will relocate the parking and reconfigure the lot to allow for the drive-thru.

After construction, there will be 31 stalls, including the 2 ADA spaces. The dumpster will remain in its current location at the end of the lane of parking, toward Market Street.

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

Mr. Adamo made a motion to approve, seconded by Mr. Leone.

At this time, Mayor Mola questioned whether the applicant continues to have a parking arrangement with the Elks.

JOSEPH COLLINS, 312 Forest Avenue, Paramus, New Jersey, sworn.

Mr. Collins testified he is the facilities manager and is familiar with the operational characteristics of the property. He testified there are no written parking lot agreements that Chase allows for parking. They're allowed to park during customer business transactions.

Roll call vote: All voted in favor.

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RN FOSTER ASSOCIATES (B14-038) (GRANTED)  
PREMISES AFFECTED: 55-57 Bushes Lane, Block 1106, Lot 6.  
TENANT: COLEX IMAGING, INC.

WERNER WADEN, 55-57 Bushes Lane, Elmwood Park,

New Jersey, sworn.

RICHARD FOSTER, Hilton Head, South Carolina, sworn.

THOMAS DUCH, ESQ. Appeared on behalf of the applicant.

Mr. Duch stated his client is seeking a certificate of occupancy to occupy the subject premises. It is currently being used as a manufacturing facility and his client proposes to continue same.

Mr. Waden testified he started Colex in 1972 and is the current president. They currently operate out of Paramus and have done so since 1972, and at times, had up to four buildings. In 1972 they started with 3 employees importing photographic equipment from Europe and grew to approximately 100 employees. When photography changed, he restarted the company in 2005 and went from four buildings to one, operating in 8,000 square feet. He testified they utilize machines that are computer driven cutting tables, 5' x 10', that produce graphic and printing advertising material. He testified they import steel framework from China, which they transform into smart machines by adding American software.

At this time, A-2 and A-3 are received and marked into Evidence. (CHECK)

Mr. Waden testified via A-2 and A-3 and explained same. He testified they presently utilize a moving and rigging company in Mahwah for storage, but the expenses are higher than what they will pay in rent for the new building, so if approved, he will be able to consolidate everything at this location. He testified they receive 2 containers per month from China and one from Italy.

The maximum number of employees on the highest shift will be 25 and their site plan provides for 33 parking spaces.

At this time, A-4 (aerial photograph) is received and marked into Evidence.

Mr. Waden testified they have a clean operation, they don't use chemicals or make noise. They utilize a small punch press. He indicated the dumpster will be located by the loading docks against the back fence.

Mr. Foster testified he is president of Trolex, currently occupying the subject premises. He testified he is currently rehabbing 20 Bushes Lane, which he also owns, along with 70 Bushes Lane. He testified at this

location they manufacture motorized dumpers that go into duct work for air-conditioners for residential and commercial uses. Their equipment includes saws that are used to cut aluminum. He testified the existing parking plan works for them. Their plan is to move to 20 Bushes Lane. He testified he is aware if they exceed 17 vehicles he must return to the Board. The Chairman modified same and indicated if the number of employees requires more than 17 spaces, not if they have more than 17 cars.

Mr. Waden testified the hours of operation are Monday through Friday, 7 am to 7 pm, Saturday 7 am to 5 pm, and no Sunday hours.

Mr. Duch acknowledged this is being done by Resolution.

After further questioning and discussion 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, seconded by Mr. Decker.

Roll call vote: All voted in favor.

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PUCCIO IV d/b/a  
430 MARKET ST., LLC  
(B14-039) (GRANTED)  
PREMISES AFFECTED: 430 Market Street, Block 1410, Lot 4.  
APPLICANT: ATC Jewelers - Shapoor Ahdoot.

AMY LEFKOWITZ, ESQ. Appeared on behalf of the applicant.

SHAPOOR AHDOOT, 615 Beach Street, Washington Township, New Jersey, sworn.

GERRY PUCCIO, 3 Conklin Lane, Rockleigh, New Jersey, sworn.

Ms. Lefkowitz indicated her client owns ATC Jewelers and is seeking a C of O at the subject premises.

Mr. Ahdoot testified they are involved in sales and repairs of jewelry.

(Mr. Puccio testified the previous tenant was a dollar store.)

He testified he has 3 employees, including himself. He further testified they would require 4 parking spaces.

His hours of operation are 10:30 am to 8:30 pm. They do not have any delivery trucks that come to their business. Their equipment includes a polishing machine, a desk and tools for jewelry. He testified he expects 4 to 5 customers to visit the store on a daily basis.

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. Viviani made a motion to approve, seconded by Mr. Caramanga.

Roll call vote: All voted in favor.

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Mr. Adamo made a motion to accept the Resolution of SG National LLC (B14-019), seconded by Mr. Viviani.

Roll call vote: All voted in favor; Mr. Abramo abstained.

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

JOHN ADAMO, Board Secretary