

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

IN RE: MATTERS AND DECISIONS
 RENDERED ON
 WEDNESDAY, SEPTEMBER 9, 2020

TAKEN PLACE: Municipal Building
 Elmwood Park, New Jersey
 Commencing at 7:30 PM

BEFORE: THE PLANNING BOARD
 OF ELMWOOD PARK

PRESENT:

JEFFREY FREITAG, CHAIRMAN
 MAYOR ROBERT COLLETTI
 JOSEPH BENIAMINI, Member
 ANTONIO CASTELBUONO, Member
 ROMANO INTRIERI, Member
 JOSEPH MULLIGAN, Member
 VINCENT FERRARA, Member
 MYLES GARVEY, Alt 1

ALSO PRESENT
 JOHN CONTE, ESQ.,
 ATTORNEY TO THE BOARD
 DAVID BATTAGLIA, BOARD ENGINEER
 LORI SPROVERIC, BOARD SECRETARY

MINUTES PREPARED BY:
 BETH CALDERONE, C.C.R.
 75 Ottawa Avenue
 Hasbrouck Heights, NJ 07604
 (201) 982-5157

Chairman Freitag called the regular meeting of the Elmwood Park Planning Board to order, according to the Open Public Meeting Act. Order

FLAG SALUTE

ROLL CALL: Present were Members Freitag, Intrieri, Beniamini, Castelbuono, Mayor Colletti, Mulligan, Garvey, Ferrara.

BOARD AGENDA

P20-004 Elmwood Park Board of Education

395 River Drive, Block 408, Lot 14 Land Acquisition. GRANTED

JOSEPH DeMARCO, ESQ., appeared on behalf of the applicant.

The Elmwood Park Board of Education is asking the Planning Board, under statute, for the recommendation on the purchase and land acquisition to convert an office building into a school, which currently serves as a law firm on Block 408, Lot 14. The school is intending to educate or house classroom space for 19 to 21 year old special need students, to help transition them into life. This space will provide a better opportunity to be away from the school population so they could fully emerge and teach.

The school is making no changes to the exterior facade, or building footprint. The landscaping and existing parking will remain the same. The interior of the building will be left to the discretion of the board of Education, the State in particular, as to what needs to go inside the building to make sure the students are safe.

The applicant is asking the planning board for recommendation on the purchase and land acquisition.

Mr. Conte, The Board Attorney, will forward the letter of recommendation.

- 1 APPLICANT
- 2
- 3 P20-004 Elmwood Park BOARD OF ED
Granted
- 4 P20-001 ONCENTER CONSTRUCTION
Granted
- 5
- 6 P20-002 MARCAL MANUFACTURING, LLC
Granted
- 7
- 8 P20-003 MARCAL MANUFACTURING , LLC
Granted
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P20-001 ONCENTER CONSTRUCTION 235 River Drive, Block 208, Lot 5. GRANTED Application for minor subdivision.

THOMAS DUCH, ESQ., on behalf of the applicant for a minor subdivision for the property located at 235 River Drive.

This property is known as Block 208, Lots 5, 7.01 and 9. The river front lot will be left alone. Applicant is seeking to take the lot and develop three conforming lots.

Proposed Lot 5 will be 5,622 square feet. Proposed Lot 7.01 will be 7,449 square feet, and proposed Lot 9 will be 5,060 square feet. Plans were revised based on a work meeting and revisions were made to address the safety concerns.

Goko Naumoski, business address 46 Newark Pompton Turnpike, Pequannock, New Jersey stated that he is the principal and owner of the subject property under a company called Oncenter Construction, and testified as to the concerns raised during work session, showing the original plan with the proposed driveways being too close together. Applicant amended the plan.

JEFF EGARIAN, business address, 271 Route 46 Fairfield, New Jersey Engineer, stated the subject property consists three lots, Lot 5, Lot 9, and then the lot across the street Lot 7.01. It is in the R-9 zone, medium density zone.

Currently the lot consists of one single family house, two driveways, a shed and associated walkways and patios.

The applicant is proposing a minor subdivision of Lots 5 and 9 into three building lots. Lot 7.01 will remain existing, no proposed improvements. The project will require four variances, one for side yard on lot 5, combined side yard on lot 5 and building coverage on lot 5, and then the proposed Lot 9 is an existing nonconforming width.

The project will qualify for a general permit from DEP with regard to the flood hazard elevation which is noted along the frontage on River Drive.

Addressing the board's concerns from the work session meeting, revised plans show the driveways widened, providing a turn around, and parking spaces to allow vehicles to maneuver in and

1 then park, and back out so they could face traffic.
2 Applicant submitted the plan to
3 NJDEP General Permit 6 which states the
4 construction of one single family, or duplex in one
5 associated driveway that does not cross the
6 regulated waterway. The stipulation from the
7 state, was that the vehicles associated with this
8 property had to have an exit route in order to
9 apply for the general permit, which is shown on a
10 vehicle pattern maneuver through lot 5, lot 9 and
11 exit on the Greenwood Avenue, which is not in the
12 flood hazard area, deeded and recorded, which
13 applicant will need to disclose the easement to any
14 purchaser.

15 Applicant had demonstrated to the
16 state that a vehicle could safely leave the subject
17 property. All Lots will provide emergency access.
18 The final grading plan will show it as a flat curb
19 or no curb. The easement description will need to
20 be provided on the plan. The plan is contingent
21 upon board engineer's recommendations.

22 The application for a minor
23 subdivision is creating three lots that are all
24 conforming.

25 Mr. Duch stated to the Board, if the
Borough has any interest in the river front lot in
adding that to the Borough's green space, to their
recreational open space inventory, the applicant
will consider donating this piece to the Borough
and work with the Borough Attorney to make that
happen.

After further discussion and
questioning, the Chairman opened the meeting to the
public.

NO RESPONSE

Hearing no one, the Chairman closed
the public.

Mayor Colletti made a motion to
approve, second by Mr. Castelbuono.

ROLL CALL VOTE: In favor of the
motion were members Intrieri, Beniamini,
Castelbuono, Freitag, Garvey, Ferrara. Member
Mulligan voted against.

MOTION CARRIED/APPLICATION GRANTED

6
1 P20-002 MARCAL MANUFACTURING, LLC
2 456-544 RIVER DRIVE. Block 608, Lot 1.
3 GRANTED

4 THOMAS DUCH, ESQ., on behalf of the
5 applicant. The application is seeking preliminary
6 and final site. Application P20-002 and P20-003 are
7 intertwined and both applications are dependent
8 upon each.

9 This application seeks to construct
10 a storage warehouse to allow the applicant to
11 continue to grow and get back where they were
12 before the fire in 2018.

13 STACEY LEE, Vice President of
14 operations for Marcal Manufacturing LLC, 1 Market
15 Street, Elmwood Park is responsible for all of the
16 manufacturing and raw material coming in as well as
17 all of the products being shipped out.

18 Raw materials will be brought in,
19 primarily recycled fiber, and used for the
20 manufacturing process. Product is stored, rolls of
21 towels and tissues, as well as the finished
22 product, which would be cases. Applicant's long
23 term plan is to build a warehouse which would be
24 next to the paper machine room that would allow
25 product to be used in an interior converting
processor.

The applicant proposes to continue
hours of operation, historically, 24 hours, seven
days a week.

It was stated that 100 days after
the fire in January of 2018, the applicant was able
to get the mill back up and running.

Currently product is stored in an
old warehouse on the south side of Interstate 80,
which the applicant does not own. The applicant
will be exiting that lease, and needs a place to
store the product in this new warehouse, until it
is sent to an outside converter, to convert it to a
Marcal Product. An interior converter will be
housed in the warehouse and once the second paper
machine is up and running, the applicant will need
more capacity for the product in the new warehouse.

PAUL LOWRY, business address One
Market Street, Elmwood Park, manager of logistics
and distribution, testified as to number of
employees or additional employees. Staffing of the
warehouse will be maximum of six employees at any
given time, and there is adequate/ample parking
spaces for all employees.

1 ROBERT WEISSMAN, ENGINEER, business
2 address, 6 Goodwin Avenue, Midland Park, prepared
3 the plan and listened to the comments from the fire
4 official indicating that the building should be
5 five feet towards the rear, and a fire zone should
6 be more clearly delineated. The plans were revised
7 to address the concerns of the fire official,
8 located in the northeast quadrant of the parking
9 area, along River Drive. It will allow a 20 foot
10 clearance around the building for fire access,
11 showing the striping around the building, 20 feet
12 away. Applicant slid the building to the southwest
13 direction to give the 20 feet clear level area, due
14 to a slope that goes up to River Drive.

15 Applicant added lighting to
16 illuminate the parking area. Applicant indicated
17 where the drainage will be connecting out onto
18 River Road being adequate, as well as indicating
19 the loading docks on the north side of the
20 building.

21 Access coming in and going out, the
22 truck access would go out to River Drive through an
23 existing ingress and egress north east of the
24 property.

25 Hydrants are shown around the
perimeter of the property, outside along the
roadway. Applicant is providing a Knox Box for
fire department access located on Market Street by
the intersection of River Drive, one Knox Box at
the gate, on the south side.

Applicant showed the roof drains,
trench drains with regard to the loading dock on
the north side of the building to connect to the
existing drainage on River Road.

The Fire official wanted to confirm
that the applicant is providing the full 20 foot
paved roadway and that it will be shown on the
final plan.

The fire official would like to see
an additional hydrant in the southwest corner and
the northwest corner of the building for purposes
of safety.

MARK BERTUCCI, business address, 1
Market Street, Director of Engineering at Marcal
Manufacturing, reviewed the application with the
fire official and the engineer, and stated Marcal
will accommodate the needs of the fire official
regarding the locations of the additional hydrants
that are requested.

8
1 The building will have a fire
2 suppression system as well.

3 KENNETH SCHIER Business address, 16
4 Highwood Avenue, Englewood, New Jersey, Architect,
5 stating this is his 25th project for Marcal
6 Manufacturing and described the proposed single
7 story building, 300 feet in length, roughly north
8 to south, and 150 feet across, being slab on grade,
9 prefabricated building. Also showed the proposed
10 layout of the rolls of the paper storage. The
11 property is depressed a little bit down from River
12 Drive so you could see the roof more than you can
13 see the facade of the building. To the north of the
14 building, there are eight loading docks with trucks
15 coming in and out.

16 Applicant is not increasing
17 impervious surface coverage on the lot. Building
18 the building over the existing impervious, and
19 will provide the details on drainage

20 Engineer Site Plan A-1 (4 sheets)
21 A-2 Floor Plan

22 There were concerns regarding nearby
23 houses, and the architect stated the design of the
24 suppression system and fire system are adequate.
25 The structure of the prior building that was
consumed in the fire, was a wooden structure. The
new structure is going to be all noncombustible and
built up to the current fire code and safety
standards. A mechanical engineering firm will
design the fire system which will make this be a
safer project than what existed prior.

After further discussion and
questioning, the Chairman opened the meeting to the
public.

NO RESPONSE

Hearing no one, the Chairman closed
the public.

Mr. Beniamini made the motion to
approve, second by Mr. Intrieri.

ROLL CALL VOTE: In favor of the
motion were members Intrieri, Beniamini, Freitag,
Garvey, Ferrara, Mulligan and Member Castelbuono
voted against. Member Garvey recused from vote.

MOTION CARRIED/APPLICATION GRANTED

1 P20-003 MARCAL MANUFACTURING, LLC, 1
2 Market Street, Block 610, Lot 1. Application for
preliminary and final site plan. GRANTED

3 THOMAS DUCH, ESQ., on behalf of the
4 applicant. This application is the companion to
Application P20-002. This application involves
Block 610, Lot 1, located at 1 Market Street.

5 STACEY LEE, Vice President of
6 Operations stated the application is necessary as
7 Marcal continues to rebuild. Marcal leases the
8 property located on the south side of Interstate
9 Highway 80, and will be exiting their lease at the
10 end of the month, which currently is used as a
11 warehouse which codes all of the paper rolls and
12 stores some of the finished products. Marcal needs
13 a place to store the product in, as well as to
14 store some of the fiber used for the paper machine.

15 Applicant proposes to park trailers
16 on the lot, which was prior used for their
17 converting asset, that burnt to the ground.

18 The trailers will be temporary until
19 the new warehouse is constructed with a timeline to
20 be about a two years to be able to logistically get
21 up and running. Procedures were established by the
22 fire official concerning fiber storage, height of
23 storage and location, and the applicant will adhere
24 to those procedures.

25 PAUL LOWRY, Logistics manager
indicated that Marcal in vacating their lease at
the facility located on the south side of Route 80
will be using the proposed area for parked trailers
and explained the route.

ROBERT WEISSMAN, described the
fiber storage area location of trailers on the
southerly side of the storage area, proposing five
rows separated by 90 feet where the tractors will
be maneuvering with 50-60 feet between the
non-accessible areas. Entrance and exit will be
through River Road. Applicant will adhere to
storage specifications and will conform to the
designated area, and the additional Knox boxes will
be installed as per the fire official.

MARK BERTUCCI, Director of
Engineering, being familiar with the application,
discussed the application with fire official and
understands the specifications for the fiber
storage and will be in compliance with the fiber
storage plan submitted.

10

1 STACEY LEE stated if there were any
2 changes to the temporary conditions on the
3 property, that the applicant will need to come back
4 to the board. Applicant agreed to a two year total
5 temporary use, maximum

6 BOARD DISCUSSION

7 After further discussion and
8 questioning, the Chairman opened the meeting to the
9 public.

10 NO RESPONSE

11 Hearing no one, the Chairman closed
12 the public.

13 Mayor Colletti made a motion to
14 approve, second by Mr. Beniamini.

15 ROLL CALL VOTE: In favor of the
16 motion were members Intrieri, Beniamini,
17 Castelbuono, Freitag, Garvey, Ferrara. Member
18 Mulligan voted against.

19 MOTION CARRIED/APPLICATION GRANTED

20 *****

21 DISCUSSION BY BOARD: Discussion
22 regarding member's participation by virtual
23 teleconference being appropriate. Mr. Conte laid
24 out what is set forth in the Open Public Meeting
25 Act and recommends the Board hear applications on a
case-by-case basis.

Board members will review the
Preliminary report on the Borough's proposed
redevelopment PILOT plan/areas and conduct public
meetings and forward recommendations to the
governing body after review.

ALL BOARD MEMBERS VOTED IN THE
AFFIRMATIVE

There being no further business
before the board, a motion was moved and seconded
in favor of adjournment.

ALL MEMBERS VOTED IN THE AFFIRMATIVE
TO ADJOURN MEETING.

Lori Spoverio, Board Secretary