

Borough of West Paterson

Planning Board



Passaic County, NJ

5 Brophy Lane

West Paterson, NJ 07424

Office: (973) 345-8100 x209

Fax No.: (973) 345-3729

PLANNING BOARD MINUTES

June 14, 2010

Meeting called to order at 7:32 P.M. by Chairman Webb.

OPEN PUBLIC MEETING LAW: THIS MEETING IS CALLED TO ORDER PURSUANT TO THE NEW JERSEY PUBLIC MEETING LAW, AND AS STATED IN NOTICES OF THE TIME, PLACE AND DATE PUBLICIZED IN ACCORDANCE WITH THE STATUTE. IT WAS INCLUDED IN A LIST OF MEETINGS FORWARDED TO THE HERALD NEWS AND THE RECORD AS REQUIRED NOTICES. IN ADDITION, THIS LIST HAS BEEN POSTED IN A PUBLIC PLACE BY THE BOROUGH CLERK, AND A COPY OF THIS HAS BEEN FILED IN HIS OFFICE FOR PUBLIC INSPECTION. PROPER NOTICE HAVING BEEN GIVEN, THIS MEETING IS CALLED TO ORDER AND THE CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THE MEETING.

MEMBERS PRESENT: TOM WEBB, COUNCILMAN DI DOMENICO,
GARY HOLLOWAY, RICHARD BERNSTEIN, CARLO RENNE, SHERRY VAN DYK,
J. ROBERT KASSAI AND TONY RANDAZZO

ALSO PRESENT – JOSEPH WENZEL, BOARD ATTORNEY
FLAG SALUTE

A motion to approve the minutes of the April 12, 2010 meeting was made by Mr. Bernstein, second by Mr. Randazzo and approved.

ORDER OF BUSINESS

DOCKET # 10-02 – L.O.G. LLC – 1130 MCBRIDE AVE. – BLOCK 86 LOT 76 –
PRELIMINARY & FINAL SITE PLAN/BULK VARIANCES – APPLICANT HAS
REQUESTED THE APPLICATION BE CARRIED UNTIL THE JULY 12, 2010
MEETING AND WAIVED TIME RESTRAINTS. APPLICANT MUST RE-NOTICE
FOR THE JULY 12, 2010 MEETING.

DOCKET # 10-03 – OBRS, LLC (ODIT RAMNARAIN)- 20 ANDREWS DR. – BLOCK
122 LOT 3.02 – CERTIFICATE OF OCCUPANCY OVER 5,000 SQ. FT.

Mr. Richard Brigliadoro, attorney for applicant, stated the application is for approval of a certificate of occupancy over 5,000 sq. ft. at 20 Andrews Dr. The applicant would be occupying 14,500 sq. ft of the building for a bookbinding use.

Odti Ramnarain, applicant, was sworn in. Mr. Ramnarain owns the building and plans to operate a bookbinding business. He already has a business in the building. He will have 15-20 employees for the bookbinding operation. There would be two shifts, 8:30 a.m. to 5:00 p.m and 5:00 p.m. to 1:00 a.m. They will operate basically 5 days a week and sometimes on Saturdays. They are making books from printed material sent by printers. They expect 4 or 5 shipments a day. They ship out usually 3 or 4 times a week. Straight trucks will be making the deliveries. He has 43 parking spaces for the building and there are 25 available. In his opinion he has more than enough parking to accommodate the employees of the bookbinding business. The machines that are used will not make noise beyond the building.

Mr. Bernstein asked about outgoing shipments. Mr. Ramnarain said 4 or 5 shipments usually go out on Thursday and Friday. They will not be receiving or shipping during the night. They recycle all paper products and a garbage company picks up the garbage.

Mr. Kassai asked if there would be deliveries with tractor trailers. Mr. Ramnarain said probably once a week and they are scheduled deliveries between 8:30 a.m. and 5:00 p.m. Mr. Briigliadoro said they would have no problem making it a condition of approval.

Mr. Wenzel asked if the current use of the facility was the binding of books. Mr. Ramnarain said right now they use the same machines to make boxes. Mr. Wenzel asked if there are new machines being put into the facility. Mr. Ramnarain said yes there would be stitching machines. Mr. Wenzel asked if there was space available for those machines. Mr. Briigliadoro said the space he currently occupies is not big enough for the bookbinding operation and that is why he needs to occupy more space. The two businesses are connected so to speak. Stitching machines will go into the new area. There will also be a banding machine and a guillotine cutter. There will be a total of 10 machines in the new space. He previously stated the noise from the machines will not affect the neighbors. Mr. Wenzel asked the current company name. The company there now is O & C Dye Cutters.

Councilman DiDomenico referred to the site plan that was submitted and asked where the 14,500 sq. ft. was. Mr. Ramnarain pointed out the areas he will be utilizing. There is also another tenant in the building.

Mr. Bernstein asked where the parking was located. Mr. Ramnarain said there are 43 parking spaces. Chairman Webb pointed out where the spaces were on the site plan. Mr. Bernstein asked how many spaces were required. The building is 43,570 sq. ft. Mr. Briigliadoro said there is a cross over between businesses so they will not all be new employees. Mr. Holloway thought there were over 50 spaces on the site plan. Chairman Webb said if the requirement was one for every 300 sq. ft. the requirement would be over 100.

Mr. Kassai asked if only his business had a 2nd shift. Mr. Briigliadoro said only the new business would have another shift.

Mr. Wenzel referred to the zoning ordinance and the parking requirement for the Industrial zone. Councilman DiDomenico felt Mr. Esposito would have identified a problem with

parking. It is his understanding that it only comes to the Planning Board for review because it is over 5,000 sq. ft. Mr. Wenzel said this is an existing building and it is not before the Board for a site plan. The ordinance itself is broad and states in any event under the section that any space over 5,000 sq. ft. must be approved by the Planning Board. This is not a change of use and nothing is changing. Under those circumstances even though the number of spaces is a valid concern in terms of pushing any requirement at this time is not in the Planning Board's scope. Councilman DiDomenico said they did handle an application on Lackawanna Ave. where Mr. Esposito advised them there was a parking problem but that is not the case here. The Board Secretary said he sent them for site plan approval also which would include parking. Councilman DiDomenico said this area along Andrews Dr. has all the same types of uses. The application on Lackawanna Ave. had residential neighbors across the street.

Mr. Bernstein said when they get an application they usually get some type of indication from the Building Inspector that every thing is okay. They don't have that here and does the Board know that he approved it. The Board Secretary noted that Mr. Esposito reviews all applications before sending them to the Board. Mr. Wenzel said this is an unusual circumstance because the applicant comes to the Board first and then applies for the certificate of occupancy. The Board Secretary said he did come to the building department and Mr. Esposito advised him he needed Board approval. Mr. Wenzel agreed that Mr. Esposito would have advised the Board if there was an issue. Chairman Webb said he does not recall receiving any type of correspondence from Mr. Esposito for this type of application. A letter addressing site plans and variances usually accompanies those types of applications. Councilman DiDomenico stated they have approved certificates of occupancy in the office buildings on Squirrelwood Rd. and it was similar situation where you just receive the application. The purpose of the ordinance is for the Borough to have a clear understanding of who is doing business in the town.

Mr. Brigladoro stated he happens to be the Planning Board attorney for the Borough of Totowa and they approve all certificates of occupancy for any change of use. He noted that he discussed the application with Mr. Esposito in all respects and in particular the parking situation. Mr. Esposito indicated to him that he thought this was a minimally intense use and has gone out to the site and spoke to his client. He felt there was more than enough parking because of the crossover use.

PUBLIC OPEN – CLOSED

A motion to approve was made by Councilman DiDomenico, second by Ms. Vandyk and approved by a vote of 8 – 0.

A motion to adjourn was made by Mr. Holloway, second by Councilman DiDomenico. All in favor, meeting adjourned.