Borough of Woodland Park

Planning Board

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WOODLAND PARK PLANNING BOARD
PLANNING BOARD MINUTES
APRIL 13, 2015

Meeting called to order at 7:35 P.M. by Vice Chairman Tanski.

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: ARTHUR MINSKY, COUNCILMAN HOLLOWAY, BILL KARP, SHERRY VAN DYK, KEITH TANSKI, MAYOR KAZMARK (arrived 7:40 p.m.), THOMAS ADAMO, STEVE FAZIO, JOEL LA TORRE, JACQUELINE HERNANDEZ AND ROBERT BRIGATI

ALSO PRESENT – JOSEPH WENZEL, BOARD ATTORNEY

FLAG SALUTE

RESOLUTIONS

DOCKET # 14-03 – 1225 REALTY, LLC – 1225 MCBRIDE AVE. – BLOCK 96 LOT 1.01 & 1 – AMENDED PRELIMINARY/FINAL SITE PLAN – APPLICATION IS HEREBY APPROVED AND MEMORIALIZED

ORDER OF BUSINESS

DOCKET # 12-08 – NOTCHWOOD MANOR LLC – LOWER NOTCH/LACKAWANNA – BLOCK 125 LOT 1 – AMENDED SITE PLAN (CONVERSION OF AGE RESTRICTED DEVELOPMENT NJSA ET SEQ.) – Applicant has requested the application be postponed until the 5/11/15 meeting and waived time restraints. Applicant must notice.

DOCKET # 15-01 – MT. PLEASANT ESTATES, LLC – MT. PLEASANT AVE. – BLOCK 54.01 LOT 15 – MAJOR PRELIMINARY/FINAL SUBDIVISION/BULK VARIANCES – Applicant has requested the application be carried until the 5/11/15 meeting with no further notice and waiving time restraints.

DOCKET # 15-02 – R. ISSA – 732 RIFLE CAMP RD. – BLOCK 111 LOT 16.08 – MINOR SUBDIVISION/BULK VARIANCES – BOARD PROFESSIONALS HAVE DEEMED THIS APPLICATION INCOMPLETE

DOCKET # 15-03 – KINGSGATE CHURCH, INC. – 25 ANDREWS DR. – BLOCK 122 LOT 1.04 – PRELIM. & FINAL SITE PLAN/CERTIFICATE OF OCCUPANCY OVER 5,000 SQ. FT. – BOARD PROFESSIONALS HAVE DEEMED THIS APPLICATION INCOMPLETE

DOCKET # 15-04 – POSITIVE TRADERS, LLC – 264 LACKAWANNA AVE. – BLOCK 122 LOT 1.10 & 1.11 – CERTIFICATE OF OCCUPANCY OVER 5,000 SQ. FT.

Bruce Klarberg, Vice President of 264 Lackawanna Associates, was sworn in. He is here with the potential tenant of a warehouse space.

Mr. Klarberg said he is seeking to rent the space to two owners who are looking to store and distribute their inventory. They have stores throughout New Jersey and they will be entering and exiting their site with small vans. The site is a storage and warehouse facility and this is the final piece of the rental space that is available. It is approximately 5,000 sq. ft. of warehouse with another 1,000 sq. ft. of office space. It would be for clean storage use and in and out of inventory. The space is currently vacant.

Umut Alp, President of Positive Traders, LLC., was sworn in. Mr. Alp stated they will be storing smoking accessories. This is a wholesale business. They have one van now that goes out daily between 9:00 a.m. and 6:00 p.m. The van would be filling up and going back and forth between the site and various locations.

Mr. Klarberg felt this business is a good fit for the site because they have limited trucks and no tractor trailers. They have a 3 year lease with a 2 year extension. All tenants must have proof of insurance and they can't have any flammable or hazardous materials. There will be one tenant for the double space.

Mr. Karp asked if they would have customers coming to the site. Mr. Alp said no the business is only wholesale.

Councilman Holloway asked about the office staff. Mr. Alp said they are planning to have 4 or 5 employees including he and his partner. They will not be doing any retail sales at all. Mr. Karp asked if there would be wholesaler customers making pickups. Mr. Alp said they are not planning to do that.

Mr. Adamo asked if there were warehouse employees. Mr. Alp said right now they do not have them but they may hire one. That would be one additional employee.

Mr. Alp said they usually get small deliveries from FedEx or UPS. They deliveries are usually once a day. They do not expect any tractor trailer deliveries.

Mr. Kalberg said there will only be a sign on the door and mailbox with the name on it and no other signage. He stated they have met the parking requirements. Mr. Kalberg said you cannot drive into the building and there is a loading dock for trucks to pull up to. They do not leave vehicles overnight. Mr. Alp said this would be a distribution center for his own stores and other stores. Mr. Alp said they usually work only Monday through Friday but sometimes they come in on Saturdays. Hours would be 9 a.m. to 6 p.m.

PUBLIC OPEN- CLOSED

A motion to approve was made by Ms. VanDyk, second by Mr. Karp and approved by a vote of 9 – 0.

Mr. Wenzel advised Mr. Issa that his application for 732 Rifle Camp Rd. was deemed incomplete by the professionals and once it is deemed complete the Board will hear the application. He advised Mr. Issa the next meeting would be held on May 11th. Mr. Issa said he has made some submissions and they will be complete soon.

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