



**TOWNSHIP OF ROCHELLE PARK
151 WEST PASSAIC STREET
ROCHELLE PARK, N.J. 07662
MINUTES – REVITALIZATION/REDEVELOPMENT MEETING
MARCH 27, 2008**

Call to order 7:35 PM

According to the Open Public Meetings Act, this meeting of March 27, 2008 was sent to the “Our Town” and “The Record” and published in March 2008, posted on the bulletin board in the Municipal Building on March 20, 2008 and has remained continuously posted as the required notice under the Statute and is being taped. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

Roll Call:

Comm. K. J. Kovalcik
Comm. W. Lotz - Absent
Comm. P. Strohmeier
Comm. F. Valenzuela
Mayor J. Scarpa

Pledge of Allegiance was led by Former Mayor Carl Oliveri

Mayor Scarpa asked that everyone remain standing for a moment of silence remembering those in the military stationed overseas.

A motion was offered by Comm. Kovalcik and seconded by Comm. Valenzuela to approve the agenda. Motion carried on a voice vote – all present voting “Aye”.

Discussion:

Mayor Scarpa turned the meeting over to Comm. Strohmeier who addressed the Redevelopment, Planning and Zoning Committees regarding the Revitalization/Redevelopment Overview. She then introduced Planner Chuck McGroarty who gave a presentation regarding redevelopment/revitalization proposed plans for the Township. Mr. McGroarty identified 54 preliminary locations from the corner of E. Passaic Street/Rochelle Avenue to Oak Street/Rochelle Avenue to Parkway on both sides. The vision for a downtown area included retail shops within walking distance, special lighting and adequate parking. Upon review of the existing Master Plan and subsequent reexaminations of the Master Plan, McGroarty indication that the final assessment would suggest possible amendments to Zoning ordinances. Upon completion of his assessment, a report will be submitted to the Planning Board recommending these changes. He then entertained questions from the various boards. The main concern was traffic on Rochelle Avenue another street within the Township.

A motion was offered by Comm. Strohmeier and seconded by Comm. Valenzuela to open the meeting to the public. Motion carried on a voice vote – all present voting “Aye”.

Jerry Cronin – 175 Rochelle Avenue – Asked about possible redevelopment of property located next to Windsor Court in the area of Railroad Avenue suggesting it be considered for parking.

Carl Oliveri – 18 Parkway Avenue – Advised that he was against further development in the Township, unless the traffic issues were addressed.

Eleanor Lukas – 280 W. Passaic Street – Requested further information regarding redevelopment sites.

B. Campbell – 106 Rochelle Avenue – Suggest that the Planner investigate mass transit opportunities. He was advised that while this was always an option, possible locations would have to be safe and well lit.

Gus Hernandez – 22 Crescent Street – Expressed his concerns regarding redevelopment causing further flooding problems with the Township.

Warren Strohmeier – 139 Forest Place – Inquired as to the position the Zoning Board would have in this project.

Chris Mueller – 123 Forest Place – Asked what the time line would be for completion of the redevelopment plan. She was concerned that by the time the plan was in place, it would be too late to effect development in Rochelle Park.

Bill Coleman – 58 Schlosser Drive – Asked questions regarding the redevelopment plan.

Bill Cottrell – 63 Oak Street – Advised that some store fronts on Rochelle Avenue in the proposed area were already shallow pieces of property noting should road widened occur these properties would begin at the curb. His suggestion was possibly, acquiring these properties for parking.

Mayor Scarpa thanked everyone for their input and Mr. McGroarty for the informative session.

A motion was offered by Comm. Strohmeyer and seconded by Comm. Valenzuela to close the meeting to the public. Motion carried on a voice vote – all present voting “Aye”.

A motion was offered by Comm. Kovalcik and seconded by Comm. Valenzuela to adjourn the meeting. Motion carried on a voice vote – all present voting “Aye”.

Respectfully submitted,

Virginia De Maria
Municipal Clerk