



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
151 WEST PASSAIC STREET  
**January 28, 2010 MEETING MINUTES**

**MEETING CALLED TO ORDER BY CHAIRMAN: 8:00 P.M.**

**ROLL CALL:**

Present: E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, J. Scarpa (Mayor's designee) M. Collins,  
L. Ristovski, C. Mueller, M. Kazimir, E. Cillick (Attorney)  
Absent: P. Strohmeyer

**REORGANIZATION MEETING**

**Election Results:**

**Edward Kaniewski**, Chairperson of the Board  
**Dave Kingma**, Vice-Chairperson of the Board  
**Marlene Den Bleyker**, Secretary of the Board  
**Ed Cillick** was selected by the Planning Board of Rochelle Park, an attorney be retained for the year 2010  
Attorney contact information: Cillick & Sprague  
25 Main Street, Suite 202  
Hackensack, NJ 07601

The following were administered the Oath of Office:  
M. Den Bleyker, J. Scarpa, M. Collins, and M. Kazimir

**ADOPTION OF 2010 MEETING DATES**

January 28, 2010	July 22, 2010
February 25, 2010	August 26, 2010
March 25, 2010	September 23, 2010
April 22, 2010	October 28, 2010
May 27, 2010	November 18, 2010 (3 <sup>rd</sup> Thursday)
June 24, 2010	December 16, 2010 (3 <sup>rd</sup> Thursday)
	January 27, 2011

Announcements were posted in the Municipal Complex and mailed to *The Record* and *Our Town*, both official newspapers of the Township of Rochelle Park.

YES E. Kaniewski, D. Kingma, M. Den Bleyker, R. Zavinsky, J. Scarpa, M. Collins, L. Ristovski, C. Mueller, M. Kazimir  
NO  
NO VOTE



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**BUILDING AND LAND USE APPLICATIONS:**

Applicant:

**T-Mobile  
Minor Site Plan Review  
60 Essex Street  
Rochelle Park, NJ  
Block 3 Lots 25,26-40**

Nicholas G. Sekas, attorney for Mr. Rekus of PCC Wireless D/B/A T-Mobile, stated his client was applying for a tenant review for a retail mobile phone and services operation the application calls for the tenant to build out a new retail space that is currently vacant. There is one channel-lettered illuminated sign proposed for the building and an additional pylon sign to be placed in the mall sign facing Essex Street. Mr. Rekus, the applicant was sworn in and testified that: They will need six of the 49 parking spaces available in the mall, estimated by factoring in approximately two to four customers per hour and number of employees. There will be six employees that will work in shifts of two, with the two primary employees commuting together. The proposed operating hours are 10 a.m. to 9 p.m., seven days a week.

The Board sought clarification of the parking spaces needed, the size of the proposed sign and hours of operation. It was agreed that the applicant will adhere to the Township code for sign display and operating hours will be modified to follow to the Township and County laws for operating on Sunday.

PUBLIC STATEMENTS: None

Mr. Kaniewski called for a motion to approve the application, seconded by Ms. Den Bleyker. The Board unanimously approved the application with the above stipulations being met.

YES            E. Kaniewski, D. Kingma, M. Den Bleyker, R. Zavinsky, J. Scarpa, M. Collins, L. Ristovski, C. Mueller, M. Kazimir  
NO  
NO VOTE

**Applicant:        Audio Video Intelligent Systems  
Minor Site Plan Review  
174 Route 17 North  
Rochelle Park, NJ  
Block 42.2 Lot 1**

John J. Stern, attorney for the applicant, Andrew Burdzy of Audio Video Intelligent Systems Inc. stated that his client was applying for a tenant review for an Audio Video Store to occupy an existing space formerly Hi-End Corner. The only alterations to be made are painting and the placement of channel lettering on the building. There is also a proposed sign for the front window. The applicant will operate from 8 a.m. to 7 p.m. Monday through Saturday and he will employ five people. The owner of the building states in the application that there are 109 commonly shared parking spaces, and the applicant wishes to park a company van in the parking lot with a surveillance camera placed on the building for security monitoring purposes.

Mr. Burdzy was sworn in and testified that the products and services offered by Audio Video Intelligent Systems Inc. are extremely high-end and the level of retail traffic at any given time will not be high, therefore, the parking is adequate. The applicant also noted that he would be moving an existing channel-letter sign from his current retail space to replace the Hi-End Corner sign.



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The Board addressed two issues; parking of the company van and sign restrictions for the building. Mr. Scarpa stated that parking the van near Route 17 N. was unsightly and requested that the van and surveillance camera be placed to the side of the building. The sign fitting in the existing space was in question as well. Mr. Burdzy stated that the existing sign would meet the Township requirements.

PUBLIC STATEMENTS: None

A motion to approve was Mr. Kaniewski called for a motion to approve the application, seconded by Mr. Scarpa.

The Board unanimously approved the application with the stipulation of parking the van off to the side and following the Township sign ordinance being met.

YES E. Kaniewski, D. Kingma, M. Den Bleyker, R. Zavinsky, J. Scarpa, M. Collins, L. Ristovski, C. Mueller, M. Kazimir  
NO  
NO VOTE

**COMMITTEE REPORTS: None**

**LITIGATION: None**

**PAYMENT OF BILLS:**

**OPEN TO PUBLIC: No One**

**PAYMENT OF BILLS:**

A motion to pay the following bills was made by M. Den Bleyker, seconded by Mr. Scarpa.

- 11/4/09 - Herten and Burstein, Andrew T. Fede Amount \$1,710.00  
For Professional Services to the Planning Board pursuant to Resolution 2001-134  
In the matter of Northern Park, LLC v. Rochelle Park Planning Board Docket BER-L 5065-09
- 12/3/09 - Herten and Burstein, Andrew T. Fede Amount \$330.00  
For Professional Services to the Planning Board pursuant to Resolution 2001-134  
In the matter of Northern Park, LLC v. Rochelle Park Planning Board Docket BER-L 5065-09
- 12/09 – Michael Gannaio, resolution preparation amount \$100, November 09 meeting  
and January 2010, \$400, resolution preparation Bagel 17 Deli.

The Board unanimously approved paying the bills in addition to paying Mr. Gannaio for his attendance at the January meeting.

YES E. Kaniewski, D. Kingma, M. Den Bleyker, R. Zavinsky, J. Scarpa, M. Collins, L. Ristovski, C. Mueller, M. Kazimir  
NO  
NO VOTE

**MEETING ADJOURNMENT: By E. Kaniewski at 11 p.m.**

Respectfully Submitted by:

 Marlene Den Bleyker, Planning Board Secretary



**TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
151 WEST PASSAIC STREET ROCHELLE PARK, NJ 07662**

**FEBRUARY 25, 2010 MEETING MINUTES**

**PLANNING BOARD**

**CALL TO ORDER: BY CHAIRMAN: 8:00 P.M.**

**ROLL CALL:**

**Present: E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins, P. Strohmeyer  
C. Mueller, E. Cillick (Attorney)**

**Absent: L. Ristovski, M. Kazimir, F.Valenzuela**

**APPROVAL OF THE JANUARY 2010 MEETING MINUTES**

**Yes: E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins,  
C. Mueller**

**No:**

**Abstain: P. Strohmeyer**

**No Vote: L. Ristovski, M. Kazimir, F.Valenzuela  
Motion Approved**

**MEMORIALIZATIONS:**

**A motion was made by R. Zavinski and seconded by M. Den Bleyker to memorialize the following resolutions:**

**T-Mobile  
Minor Site Plan Review  
60 Essex Street  
Rochelle Park, NJ  
Block 3 Lots 25,26-40**

**Audio Video Intelligent Systems  
Minor Site Plan Review  
174 Route 17 North  
Rochelle Park, NJ  
Block 42.2 Lot 1**

**Yes: E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins, C. Mueller**

**No:**

**Abstain: P. Strohmeyer**

**No Vote: L. Ristovski, M. Kazimir, F.Valenzuela  
Motion Approved**

**BUILDING AND LAND USE APPLICATIONS**

**APPLICANT:**

**Tenant Review R& I Inc. D/B/A Mr. Bruno's Pizza  
182 W. Passaic St Rochelle Park NJ  
Block 0096 Lot 00018 19-22, 1-5**

Mr. Sergio Allegre, attorney for the applicant, Abrderim Papraniku, owner of Mr. Bruno's Pizza stated that his client was applying for a tenant review to operate a Pizzeria in the space vacated by Diletto's Pizza. Mr. Papraniku was sworn in and testified to the following: The hours of operation will be 11 am to 10 pm Monday through Saturday and 11 am to 9 pm on Sunday. The number of employees would be three to four. There would be delivery. Alterations will include painting, cosmetic work and a sign that would be the same size and dimensions as the existing sign.

The Board had minor stipulations based on previous experiences with the occupants of the building: No excessive noise after 9 pm. The rear dumpster remains closed for sanitary purposes and that there is no smoking in the rear of the building. These requests were on behalf of the homeowners who live in the area behind the strip mall. Additionally, the Board stated that the sign must adhere to all township-zoning codes. The applicant agreed to these stipulations.

A motion was made by R. Zavinski to approve and seconded by M. Collins.

Yes: E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins, P. Strohmeier, C. Mueller  
No: -- Abstain: --  
No Vote: L. Ristovski, M. Kazimir, F.Valenzuela  
Motion Approved

**CORRESPONDANCE TO REVIEW:**

RE: Harley Davidson sign

The owner of Harley Davidson, Elizabeth Di Gennaro appeared before the Board seeking approval to change the location of an approved pole mounted sign. The Board did not have sufficient documentation to approve Ms. Di Gennaro's request.

A motion was made by M. Den Bleyker, and seconded by P. Strohmeier to carry this matter over until the March 25, 2010 meeting.

Yes: E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins, P. Strohmeier, C. Mueller  
No: --- Abstain: --  
No Vote: L. Ristovski, M. Kazimir, F.Valenzuela  
Motion Approved

**LITIGATION:**

**PAYMENT OF BILLS:**

**PUBLIC:**

MEETING ADJOURNMENT: By E. Kaniewski at 9:30 pm

Respectfully Submitted by:



Marlene Den Bleyker, Planning Board Secretary 3/25/2010



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March 25, 2010 MEETING MINUTES

## PLANNING BOARD

**CALL TO ORDER:** By Chairman Kaniewski at 8 p.m.

### ROLL CALL:

Present: F. Valenzuela, R. Zavinsky, P. Strohmeier, E. Kaniewski, M. Collins D. Kingma, L. Ristovski M.  
Den Bleyker, C. Mueller, M. Kazimir, E. Cillick

Absent:

### APPROVAL OF THE FEBRUARY 2010 MEETING MINUTES

YES R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller,

NO

Abstain F. Valenzuela, P. Strohmeier, L. Ristovski

Absent

### MEMORIALIZATIONS:

R. Zavinsky made a motion that was seconded by P. Strohmeier to memorialize the following resolution:

**R & I Inc. D/B/A Mr. Bruno's Pizza**  
**182 W. Passaic St**  
**Rochelle Park NJ**  
**Block 0096 Lot 00018 19-22, 1-5**

## BUILDING AND LAND USE APPLICATIONS

### APPLICANT:

#### Tenant Review

**Trento's Martial Arts and Fitness Center**  
**320-322 Rochelle Ave. Rochelle Park, NJ**  
**Block 38 Lot 109**

The applicant Andrew Trento appeared before the board, represented by Thomas M. Zisa, Esq., for a Minor Site Plan Tenant Review obtain permission to open a Martial Arts and Fitness Center, TRENTO'S MARTIAL ARTS FITNESS CENTER at 320-322 Rochelle Ave. this space formerly operated as BARGAIN BIN.

The applicant testified that the property would be used to offer martial arts instruction to small classes of 4 to 6 children at a time. The hours of operation will be Monday through Friday 9 a.m. to 9 p.m. and Saturday 7 a.m. to 5:30. There will be two to three employees, mainly consisting of older students. There are 46 common parking spots at the development that is shared with the other tenants

Concerns regarding parking, exiting of students from the facility and employee background checks were addressed and resolved through the following: Drop-off access for students will be allowed in the back of the business entrance and the front desk shall ensure patrons safely exit from the business. Additionally, Mr. Trento was asked to provide the police department and township with a plan regarding parking if the parking situation becomes an issue.



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March 25, 2010 MEETING MINUTES

**Public Statement:**

Residents from Marinus Street attended the meeting to state their displeasure with the overflow parking from the shopping center. The above-mentioned resolution was reiterated at that time.

Mayor Valenzuela made the motion to approve, seconded by Dave Kingma and the Board approved as follows:

YES R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller, F. Valenzuela, P. Strohmeier, L. Ristovski

NO

Abstain

Absent

**APPLICANT:**

**Tenant Review**

**Psychic Readings**

**175 Route 17 South, Rochelle Park, NJ 07662**

**Block 47.02 lot 152**

Mr. and Mrs. Nicholas Demetro, the applicants, represented by Francis A. Ciambrone, Esq., appeared before the Board seeking a Minor Site Plan Tenant Review for the property located at Block 47.02, Lots 152, 175 Route 17 South to obtain permission to open an entertainment business, Psychic Readings. STEREO STATION previously occupied the building. There is one parking spot designated as a Handicap Parking spot. There will be one employee and the business will operate by appointment only Monday through Saturday, 9 a.m. to 9 p.m. The applicants testified that they would be changing the purple exterior color to a neutral color.

P. Strohmeier made the motion to approve, seconded by M. Den Bleyker and the board voted as follows:

YES R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller, F. Valenzuela, P. Strohmeier, L. Ristovski

NO

Abstain

Absent

**LITIGATION: None**

**PAYMENT OF BILLS:**

These will be addressed at the April 22, 2010 meeting.

Job & Job

Village Office Supply

North Jersey Media Group– Meeting posting

Our Town – Meeting posting

**PUBLIC:**

**ADJOURNMENT:** Chairman Kaniewski adjourned the meeting at 9:30.



**Respectfully Submitted by:**

**Marlene Den Bleyker, Planning Board Secretary 4/22/2010**

**Amended 5/10/2010**



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April 22, 2010 Meeting Minutes

## PLANNING BOARD

**CALL TO ORDER:** By Chairman Kaniewski at 8:10 p.m.

**ROLL CALL:**

**Present:** R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, L. Ristovski M. Den Bleyker,  
C. Mueller, M. Kazimir, E. Cillick

**Absent:** F. Valenzuela, Phyllis Strohmeyer

### APPROVAL OF THE APRIL 2010 MEETING MINUTES

Motion to Approve with Amendments: By R. Zavinsky, seconded by M. Collins

**YES** R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller

**NO**

**Abstain** L. Ristovski

**Absent** F. Valenzuela, P. Strohmeyer

### MEMORIALIZATIONS:

- Motion made by M. Collins, R. Zavinsky seconded to memorialize the resolution for:  
**Trento's Martial Arts and Fitness Center**  
320-322 Rochelle Ave. Rochelle Park, NJ  
Block 38 Lot 109

**YES** R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller,  
L. Ristovski

**NO**

**Abstain**

**Absent** F. Valenzuela, P. Strohmeyer

- Motion made by D. Kingma, L. Ristovski seconded to memorialize the resolution for:  
**Psychic Readings**  
175 Route 17 South, Rochelle Park, NJ 07662  
Block 47.02 lot 152

**YES** R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C.  
Mueller, L. Ristovski

**NO**

**Abstain**

**Absent** F. Valenzuela, P. Strohmeyer

**BUILDING AND LAND USE APPLICATIONS:** None

**LITIGATION:** None

**PAYMENT OF BILLS:** Carried over from March meeting- Approved 3/25/2010

**PUBLIC:** None

**ADJOURNMENT:** Motion made by C. Mueller and seconded by L. Ristovski, meeting adjourned at 9:30 pm.



Respectfully Submitted by:  
Marlene Den Bleyker, Planning Board Secretary 5/27/2010



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May 27, 2010 MEETING Minutes

## PLANNING BOARD

**CALL TO ORDER:** Chairman Kaniewski called the meeting to order at 8:05 p.m.

**ROLL CALL:**

**Present:** E. Kaniewski, M. Collins D. Kingma, L. Ristovski M. Den Bleyker,  
C. Mueller, M. Kazimir, E. Cillick, F. Valenzuela, Phyllis Strohmeyer

**Absent:**

**APPROVAL OF THE APRIL 2010 MEETING MINUTES**

**Motion to Approve:** by E. Kaniewski, seconded by M. Collins

**YES** E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller, L. Ristovski

**NO**

**Abstain** F. Valenzuela, P. Strohmeyer

**Absent**

**MEMORIALIZATIONS: NONE**

**BUILDING AND LAND USE APPLICATIONS:**

**Tenant Review**

**Sail Hammer Realty**

**114 Essex Street**

**Rochelle Park, NJ 07662**

**Block 2 Lot 25**

The applicant Adam Errol Dar appeared before the Board, represented by Matthew S. Rogers, Attorney at Law, requesting to establish a high-end jewelry retail store at the above address. The applicant testified that the hours of operation would be 10 a.m. to 6 p.m. Monday through Saturday. The proposed alterations to the site would include adding an exterior door and handicap ramp to the side of the building. The site is comprised of office units and this space would be separate from the other tenants. Proposed parking includes four spaces on the side of the building and additional parking is available on Midland Street behind Matthew's Field.

The main concern of the board was parking. The applicant testified that he did not anticipate more than one to two customers at a time and two employees would be commuting together. He also testified that he had an agreement with the town to use the Midland Street spots and another agreement with Kario Construction (3<sup>rd</sup> floor tenant) to change assigned parking spaces to serve the retail space more effectively.

The Board granted approval with the condition that these agreements could be produced and verified.



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**Motion made by:** P. Strohmeyer      **Motion seconded by:** C. Mueller

**YES**      E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller, F. Valenzuela,  
P. Strohmeyer, L. Ristovski

**NO**  
**Abstain**  
**Absent**

**Minor Site Plan Application**

**Developer Name / Project Address:**      **Mack-Cali**  
**365 West Passaic Street**  
**Rochelle Park, NJ**  
**Block 103.01, Lot 1.02**

The applicant Thomas Golden, Senior Director of Planning and Development for Mack-Cali Realty Corporation appeared before the Board represented by Calvin Trevenen, Attorney at Law. The applicant testified that Mack-Cali was seeking to make landscaping improvements to the front of the building located at the above address. Mr. Golden stated that the company was trying to soften the appearance of a portion of the building to make it more marketable to potential tenants. The proposed improvements include a three-foot area in front of the parking lot consisting of shrubbery, a rubber landscape edge and a concrete wheel stop to prevent damage to the landscaping.

**Motion made by:** F. Valenzuela      **Motion seconded by:** D. Kingma

**YES**      R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller, F.  
Valenzuela, P. Strohmeyer, L. Ristovski

**NO**  
**Abstain**  
**Absent**

**Tenant Review**

**Developer Name / Project Address:**      **JSMC Realty, LLC**  
**50 Essex Street**  
**Rochelle Park, NJ**  
**Block 00003-Lot 00041**

The application was made by **JSMC Realty, LLC** represented by Gary Feitlin, Attorney at Law.

The applicants testified that they are purchasing the building at the above address to be used as a medical building. Plans include a sports dentistry practice and other medical practices. The applicant stated that the use of the building will primarily remain. The board approved the application:

**Motion made by:** D. Kingma      **Motion seconded by:** M. Collins

**YES**      R. Zavinsky, E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller, F.  
Valenzuela, P. Strohmeyer, L. Ristovski

**NO**  
**Abstain**  
**Absent**



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**Tenant Review**

**Developer Name / Project Address:**

**MKT, LLC/DBA Mamma Roxy's  
532 W. Passaic Street  
Rochelle Park, NJ  
Zone B- Block 102 Lot 5**

The applicant Theodore Mastorakos ( MKT, LLC ) appeared before the board represented by Ernest R. Nuzzo, Attorney at Law. The applicant testified that he was seeking approval for a sign and outdoor dining for his family restaurant Mama Roxy's located at the above address. (This restaurant replaces Austin's)

The applicant testified that the sign would replace a pre-existing sign at the site (in a non-conforming location/ Township ordinance 185-134 subsection E.) The proposed sign measuring 5 feet across, two feet in height with a base measuring 5 feet in height and 1.6 inches across meets the township guidelines, however, placement of 25 feet from the property line was not met. The Board approved the replacement sign and location.

The applicant next testified that he would like to offer outdoor dining on the front patio and on the rear deck. The board discussed this at length, since there is not an established township ordinance regarding outdoor dining. The Board approved the request for outdoor dining with the following stipulations: This **approval is limited to six months**, during which time the township committee will review the matter in full. It cannot be extended past the six months, as this is a trial. Additionally, alcohol can only be served in the outdoor area with the purchase of food and the property must be well maintained.

**Motion made by:** M. Kazimir

**Motion seconded by:** L. Ristovski

**YES** E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, C. Mueller, F. Valenzuela,  
L. Ristovski, M. Kazimir

**NO**

**Abstain**

**Absent**

**LITIGATION:**

**OTHER BUSINESS:**

**1) Town resolution regarding merger of Planning Board and Board of Adjustments, Zoning.**

The Board received a copy of Town Ordinance 1015-10, which established a Joint Planning Board and Board of Adjustment

**2) Special Hearing for Northern Park**

The Board chose a special hearing date, in accordance with Judge Martinotti's court order dated May 19, 2010, remanding the Board to hear Northern Park on two matters: Fire Ordinance variance and story height of the proposed building. The Board elected to hear the Northern Park case on June 14, 2010 at 7 p.m.

**PUBLIC:**

**ADJOURNMENT:** Motion made by D. Kingma and seconded by L. Ristovski, meeting adjourned at 9:30 pm.

*Marlene Den Bleyker*

**Respectfully Submitted by:**  
**Marlene Den Bleyker, Planning Board Secretary 6/24/2010**

June 24, 2010 MEETING MINUTES



**PLANNING BOARD**

**CALL TO ORDER:** Chairman Kaniewski called the meeting to order at 8:05 p.m.

**ROLL CALL:**

**Present:** E. Kaniewski, M. Collins D. Kingma, L. Ristovski M. Den Bleyker,  
 C. Mueller(L), M. Kazimir, E. Cillick, F. Valenzuela, Phyllis Strohmeyer(L)  
**Absent:**

**APPROVAL OF THE MAY 2010 MEETING MINUTES**

**Motion to Approve:** by, L. Ristovski seconded by M. Collins  
**YES** E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, L. Ristovski  
**NO**  
**Abstain**  
**Absent** Phyllis Strohmeyer (L) C. Mueller (L)

**MEMORIALIZATIONS:**

	Mtn	Sec	EK	MC	DK	LR	MD B	CM	FV	PS	MK
<b>Sail Hammer Realty</b> 114 Essex Street, Rochelle Park, NJ Block 2 Lot 25	MC	MK	Y	Y	Y	Y	Y	NP	Y	NP	Y
<b>Mack-Cali</b> 365 W. Passaic Street, Rochelle Park, NJ Block 103.01, Lot 1.02	LR	MC	Y	Y	Y	Y	Y	NP	Y	NP	Y
<b>JSMC Realty, LLC</b> 50 Essex Street, Rochelle Park, NJ Block 00003-Lot 00041	MK	DK	Y	Y	Y	Y	Y	NP	Y	NP	Y
<b>MKT, LLC/DBA Mamma Roxy's</b> 532 W. Passaic Street, Rochelle Park, NJ Zone B- Block 102 Lot5	MC	DK	Y w/a	Y w/a	Y w/a	Y w/a	Y w/a	NP	Y w/a	NP	Y w/a

**BUILDING AND LAND USE APPLICATIONS:**

**Tenant Review**

**Developer Name / Project Address:** Community Bank of Bergen County  
 18 Railroad Ave.  
 Rochelle Park, NJ 07662  
 Zone 4A Block 59 lot 5

**Tenant Representative:** Peter Michelotti, president and CEO, Community Bank

**Attorney:** Gregg F. Paster

Mr. Michelotti appeared before the Board represented by Mr. Paster to request a change in tenancy in the building currently owned and occupied by Community Bank, located at 18 Railroad Avenue. The bank is bringing in two new tenants: Suburban Title Insurance and Manufacturer Direct Inc. to occupy unrented



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office space in the building. Suburban Title has approximately 7-8 employees and Manufacturer Direct Inc would employ between 4 and 6 people.

Both businesses are office based and bring in little to no additional traffic. There is ample parking on site to accommodate the existing and new tenants. (85 spaces) The businesses would not have additional signage as their names will be placed on an existing sign. The hours of operation would remain the same.

The Board unanimously approved the tenant review:

**Motion to approve** P. Strohmeyer **Motion seconded by:** M. Kazimir

**made by:**  
**YES** E. Kaniewski, M. Collins D. Kingma, L. Ristovski M. Den Bleyker,  
C. Mueller, M. Kazimir, F. Valenzuela, P. Strohmeyer

**NO**  
**Abstain**  
**Absent**

**Tenant Review**

**Developer Name / Project Address:**

Wellness Medical Center  
60 Essex Street  
Rochelle Park, NJ 07662  
Zone A Block 3 Lot 25-40

**Tenant Representative:** Dr. Elizabeth Lu  
**Attorney:** Santo T. Alampi, Esq.

Dr. Lu, represented by Mr. Alampi, appeared before the Board for approval to open a medical practice on the second floor of 60 Essex Street. This space has never been occupied and the Dr. is making interior renovations to accommodate her practice. The hours of operation are between 8 am to 8 pm. Some of that time patients will not be present as Dr. Wu will be there handling paperwork.

Dr. Lu will employ two staff members and she anticipates approximately 25 patients within a 8 hour span. The building manager, Zak Malas was on hand and testified that there is ample parking for this use. Dr. Lu practices at Hackensack University Medical Center and also retains an office in Montville, NJ, where she sees patients on Tuesday.

The Board unanimously approved the tenant review:

**Motion to approve** P. Strohmeyer **Motion seconded by:** M. Collins

**made by:**  
**YES** E. Kaniewski, M. Collins D. Kingma, L. Ristovski M. Den Bleyker,  
C. Mueller, M. Kazimir, F. Valenzuela, P. Strohmeyer

**NO**  
**Abstain**  
**Absent**



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
151 WEST PASSAIC STREET  
ROCHELLE PARK, NJ 07662

June 24, 2010 MEETING MINUTES

**LITIGATION:**

**OTHER BUSINESS:**

**PUBLIC:**

Mr. Cronin, 175 Rochelle Ave. (Windsor Court) Addressed the Board with concerns he has for the safety of new large residential structures being built in Rochelle Park. Mr. Cronin told the Board that he had experienced first hand the problems with standard building codes as they relate to fire systems and insulation. The Board appreciated his comments and told him that while we have no jurisdiction over the building code, we would pass his concerns along to our Building Official.

**ADJOURNMENT:**

Motion made by M. Collins and seconded by L. Ristovski, meeting adjourned at 9:45 pm.

*Marlene Den Bleyker*

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Respectfully Submitted by:  
Marlene Den Bleyker, Planning Board Secretary 7/22/2010



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
151 WEST PASSAIC STREET  
ROCHELLE PARK, NJ 07662

July 22, 2010 MINUTES

**PLANNING BOARD**

**CALL TO ORDER:** Chairman Kaniewski called the meeting to order at 8:35 p.m.

**ROLL CALL:**

**Present:** F. Valenzuela, E. Kaniewski, M. Collins, M. DenBleyker, L. Ristovski, C. Mueller,  
M. Kazimir,

**Absent:** P. Strohmeyer, D. Kingma

**APPROVAL OF THE JUNE 2010 MEETING MINUTES – Moved to August Meeting.**

**MEMORIALIZATIONS:**

**Community Bank of Bergen County**

**18 Railroad Ave. Rochelle Park, NJ 07662**

**Zone 4A Block 59 lot 5**

Motion to Approve: M. Collins

Yes:

No:

Abstain:

Absent:

Seconded: M. Kazimir

E. Kaniewski, M. Collins, M. DenBleyker, L. Ristovski, C. Mueller, M. Kazimir,

F. Valenzuela,

D. Kingma, P. Strohmeyer

**Wellness Medical Center**

**60 Essex Street, Rochelle Park, NJ 07662**

**Zone A Block 3 Lot 25-40**

Motion to Approve: L. Ristovski

Yes:

No:

Abstain:

Absent:

Seconded: C. Muller

E. Kaniewski, M. Collins, M. DenBleyker, L. Ristovski, C. Mueller, M. Kazimir,

F. Valenzuela,

D. Kingma, P. Strohmeyer

**Northern Park**

**Terrace Ave,**

**Rochelle Park, NJ**

Motion to Approve: L. Ristovski

Yes:

No:

Abstain:

Seconded: C. Muller

E. Kaniewski, M. Collins, M. DenBleyker, F. Valenzuela, L. Ristovski, C. Mueller,

M. Kazimir,

F. Valenzuela, C. Mueller,

**BUILDING AND LAND USE APPLICATIONS:**

**Tenant Review**

**Developer Name / Project Address:**

M-Suburban Associates  
370 W. Passaic Street  
Rochelle Park, NJ  
Zone A Block 102 Lot 3

**Tenant Representative: Edward Vas, CFO of UTC Oversees**

**Attorney: Paul Jerkovich**

M-Suburban Associates LLC, represented by Paul Jerkovich appeared before the board for an application of Minor site Plan Tenant Review. M- Suburban is selling the building located at 370 W. Passaic St. to UTC Oversees, Inc. a freight forwarding company. Use of the building will remain as an office for the company and they employ 40 people. There is ample parking with 69 spaces on the lot dedicated to UTC.



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
151 WEST PASSAIC STREET  
ROCHELLE PARK, NJ 07662

July 22, 2010 MINUTES

The new tenant states there will no alterations made to the site as of this time. If in the future, all requires permits will be applied. The board voted to approve this application.

Motion to approve , L. Ristovski Motion seconded by: F. Valenzuela  
made by:  
YES F. Valenzuela, E. Kaniewski, M. Collins, M. DenBleyker, L. Ristovski, C. Mueller, M. Kazimir  
NO  
Abstain  
Absent P. Strohmeyer, D. Kingma

**Zoning Board:**  
**Case 2010\_07\_01**

**Developer Name / Project Address:** Fuchs EMS Medical Transport  
131 Rochelle Ave.  
Rochelle Park, NJ  
Zone A Block 12 lot 10 & 11

**Representative:** Thomas Randall

**Attorney:** Kevin Fuchs

Mr. Fuchs appeared before the board to request a determination on whether or not the above address fit into the business A classification. The applicant intends to use the property as an office for a private ambulance and medical transportation business. Mr. Boland, the Township of Rochelle Park's Building Official denied his request stating that this service was not a permitted use.

After hearing testimony regarding the use which will include the dispatch of ambulances in both emergency and non-emergency situations and as the primary business office, the Board requested a continuance until August 7, 2010 in order to gain more information regarding the code.

A motion was made to move the hearing to August 7, 2010.

Motion to continue M. Collins Motion seconded by: L. Ristovski  
made by:  
YES F. Valenzuela, E. Kaniewski, M. Collins, M. DenBleyker, L. Ristovski, C. Mueller, M. Kazimir,  
NO  
Abstain  
Absent P. Strohmeyer, D. Kingma



**TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
151 WEST PASSAIC STREET ROCHELLE PARK, NJ 07662**

**OCTOBER 28, 2010 MEETING MINUTES**

**PLANNING BOARD**

**CALL TO ORDER: BY CHAIRMAN: 8:00 P.M.**

**ROLL CALL:**

**Present:** E. Kaniewski, M. Den Bleyker, D. Kingma, J. Diamond, M. Collins,  
C. Mueller, F.Valenzuela, M. Kazimir, E. Cillick (Attorney)

**Absent:** P. Strohmeier

**APPROVAL OF THE July 2010 MEETING MINUTES**

**Motion made by M. Collins Seconded by M. Kazimir**

**Yes:** E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins,  
C. Mueller. L. Ristovski

**No:**

**Abstain:** J. Diamond, F.Valenzuela, D. Kingma

**Absent:** P. Strohmeier

**Motion Approved**

**MEMORIALIZATIONS:**

**A motion was made by L. Ristovski and seconded by M. Collins to memorialize the following resolutions:**

**1) Planning Board-  
Minor Site Plan  
Tenant Review**

**M-Suburban Associates  
370 W. Passaic Street  
Rochelle Park, NJ  
Zone A Block 102 Lot 3**

**2) Zoning Board:  
Hearing #671**

**Mr. & Mrs. Frank Valenzuela  
123 Becker Ave.  
Rochelle Park, NJ  
Zone R Block 10 Lot 23**

**Yes:** E. Kaniewski, M. Den Bleyker, , R. Zavinski, M. Collins, C. Mueller, L. Ristovski, M. Kazimir, F.  
Valenzuela (on case 1)

**No:**

**Abstain:** D. Kingma, F.Valenzuela (on case 2) J. Diamond

**Absent:** P. Strohmeier

**Motion Approved**

**BUILDING AND LAND USE APPLICATIONS**

**APPLICANT:**

**Zoning Board:**

**Hearing #672**

**Developer Name / Project Address:**

**Gamers' Paradise  
5 West Passaic Street  
Rochelle Park, NJ 07662  
Zone Block 00086 lot 00002 0002**

**Carried over until 9/23/2010 –Due to lack of Attorney Representation.**

**OTHER BUSINESS: Master Plan Presentation with Chuck McGroarty – Banisch and Associates**

Mr. McGroarty presented his preliminary report on the Master Plan to the Board. He covered several areas that the Board will need to address; some of which are reviewing Housekeeping Ordinances, Policy Issues and creating a Land Use Plan.

The Board agreed with Mr. McGroarty's plan to tackle each issue separately,

**PAYMENT OF BILLS:**

**The Board voted to approve bills for Banisch and Associates, Job & Job and Herten and Burstein**

**Yes: E. Kaniewski, M. Den Bleyker, , R. Zavinski, M. Collins, L. Ristovski, M. Kazimir, D. Kingma, F.Valenzuela J. Diamond**

**No:**

**Abstain: C. Mueller**

**Absent P. Strohmeyer**

**Motion Approved**

**PUBLIC:**

**MEETING ADJOURNMENT: By E. Kaniewski at 10:10 pm**

**Respectfully Submitted by:**



**Marlene Den Bleyker, Planning Board Secretary 9/23/2010**



**TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
151 WEST PASSAIC STREET ROCHELLE PARK, NJ 07662**

**SEPTEMBER 23 MEETING MINUTES**

**PLANNING BOARD**

**CALL TO ORDER: BY CHAIRMAN: 8:00 P.M.**

**ROLL CALL:**

**Present:** E. Kaniewski, M. Den Bleyker, D. Kingma, J. Diamond, M. Collins,  
C. Mueller, F.Valenzuela, M. Kazimir, E. Cillick (Attorney)

**Absent:** P. Strohmeier

**APPROVAL OF THE July 2010 MEETING MINUTES**

**Motion made by M. Collins Seconded by M. Kazimir**

**Yes:** E. Kaniewski, M. Den Bleyker, D. Kingma, R. Zavinski, M. Collins,  
C. Mueller. L. Ristovski

**No:**

**Abstain:** J. Diamond, F.Valenzuela, D. Kingma

**Absent:** P. Strohmeier

**Motion Approved**

**MEMORIALIZATIONS:**

**A motion was made by L. Ristovski and seconded by M. Collins to memorialize the following resolutions:**

- 1) Planning Board-  
Minor Site Plan  
Tenant Review**

**M-Suburban Associates  
370 W. Passaic Street  
Rochelle Park, NJ  
Zone A Block 102 Lot 3**

- 2) Zoning Board:  
Hearing #671**

**Mr. & Mrs. Frank Valenzuela  
123 Becker Ave.  
Rochelle Park, NJ  
Zone R Block 10 Lot 23**

**Yes:** E. Kaniewski, M. Den Bleyker, , R. Zavinski, M. Collins, C. Mueller, L. Ristovski, M. Kazimir, F.  
Valenzuela (on case 1)

**No:**

**Abstain:** D. Kingma, F.Valenzuela (on case 2) J. Diamond

**Absent:** P. Strohmeier

**Motion Approved**

**BUILDING AND LAND USE APPLICATIONS**

**APPLICANT:**

**Zoning Board:**

**Hearing #672**

**Developer Name / Project Address:**

**Gamers' Paradise  
5 West Passaic Street  
Rochelle Park, NJ 07662  
Zone Block 00086 lot 00002 0002**

**Carried over until 9/23/2010 –Due to lack of Attorney Representation.**

**OTHER BUSINESS: Master Plan Presentation with Chuck McGroarty – Banisch and Associates**

Mr. McGroarty presented his preliminary report on the Master Plan to the Board. He covered several areas that the Board will need to address; some of which are reviewing Housekeeping Ordinances, Policy Issues and creating a Land Use Plan.

The Board agreed with Mr. McGroarty's plan to tackle each issue separately,

**PAYMENT OF BILLS:**

**The Board voted to approve bills for Banisch and Associates, Job & Job and Herten and Burstein**

**Yes: E. Kaniewski, M. Den Bleyker, , R. Zavinski, M. Collins, L. Ristovski, M. Kazimir, D. Kingma, F.Valenzuela J. Diamond**

**No:**

**Abstain: C. Mueller**

**Absent P. Strohmeyer**

**Motion Approved**

**PUBLIC:**

**MEETING ADJOURNMENT: By E. Kaniewski at 10:10 pm**

**Respectfully Submitted by:**



**Marlene Den Bleyker, Planning Board Secretary 9/23/2010**



**TOWNSHIP OF ROCHELLE PARK PLANNING BOARD AND  
ZONING BOARD OF ADJUSTMENTS  
151 WEST PASSAIC STREET ROCHELLE PARK, NJ 07662  
NOVEMBER 18, 2010 MEETING MINUTES**

**PLANNING BOARD**

**CALL TO ORDER: BY CHAIRMAN: 8:00 P.M.**

**ROLL CALL:**

**Present: E. Kaniewski, M. Den Bleyker, D. Kingma, P. Strohmeyer, M. Collins,  
C. Mueller, E. Cillick (Attorney) L. Ristovski**

**Absent: J. Diamond, M. Collins, , F.Valenzuela, M. Kazimir**

**MEMORIALIZATIONS:**

**A motion was made by D. Kingma and seconded by L. Ristovski to memorialize the following resolutions:**

<b>Planning Board- Minor Site Plan Tenant Review Motion to Approve: , L. Ristovski Yes to Approve  No to Approve Absent-AB – Abstain-AN</b>	<b>Torrino's Pizza 444 Rochelle Avenue Zone__ Block 58 Lot 20 Seconded: C. Mueller E. Kaniewski, M. Den Bleyker, D. Kingma, P. Strohmeyer, C. Mueller, L. Ristovski  AN- P. Strohmeyer AB- J. Diamond, F.Valenzuela, M. Collins</b>
<b>Planning Board- Minor Site Plan Tenant Review Motion to Approve: D. Kingma Yes to Approve  No to Approve Absent-AB – Abstain-AN</b>	<b>Prestige Auto &amp; Spa Inc. 128 Rochelle Ave Zone_ Block 1701 Lot 1 &amp; 6 Seconded: L. Ristovski E. Kaniewski, M. Den Bleyker, D. Kingma, P. Strohmeyer, C. Mueller, L. Ristovski  AN- P. Strohmeyer AB- J. Diamond, F.Valenzuela, M. Collins</b>
<b>Zoning Board: Lewis Case 2010_10_01 Motion to Approve: D. Kingma Yes to Approve  No to Approve Absent-AB – Abstain-AN</b>	<b>11 Catherine Street Zone_Res Block 45 Lot 74 Seconded: L. Ristovski E. Kaniewski, M. Den Bleyker, D. Kingma, P. Strohmeyer, C. Mueller, L. Ristovski  AN- P. Strohmeyer AB- J. Diamond, F.Valenzuela, M. Collins</b>
<b>Planning Board- Minor Site Plan Tenant Review Motion to Approve: Yes to Approve No to Approve Absent-AB – Abstain-AN</b>	<b>Rochelle Park Grill (Pater K) 222 Rochelle Ave Zone B-a Block 24.01 Lot 1.01 Seconded:  No Meeting notification produced. Cannot Approve</b>

**BUILDING AND LAND USE APPLICATIONS**

**APPLICANT:**

**Zoning Board:  
Hearing 2010\_11\_01**

**Licini/Filip  
31 Forest Place  
Zone\_Residential Block 71 Lot 47**

Applicants Michael Licini and Sophia Filip appeared before the board to seek a variance to extend a portion of the back of their home located at 31 Forest Place. The township building official denied their application for a building permit due to the addition exceeding the township lot coverage requirements of 25 % of the first 5,000 square feet and 12.5 % of the remaining area. Permitted lot coverage being 1,406' and requested lot coverage being 1423'. The applicant provided pictures of the yard and indicated that the minor addition would provide extra living space and improve the condition and appearance of the yard.

A member of the public, Mr. Robert Verhasselt, 40 Forest Pl, came forward to express his concerns with parking in the area due to the two-family homes on the block and reports of an illegal basement apartment. The applicants testified that there is not an apartment in the basement.

The Board considered the improvement to the residence and the neighborhood and approved the application to increase the allowable lot coverage by 17 square feet.

**Motion to Approve: P. Strohmeyer  
Yes to Approve**

**Seconded: L. Ristovski  
E. Kaniewski, M. Den Bleyker, D. Kingma, P.  
Strohmeyer, M. Collins, C. Mueller, L. Ristovski,  
P. Strohmeyer**

**No to Approve  
Absent-AB – Abstain-AN**

**AB- J. Diamond, F.Valenzuela, M. Collins**

**Zoning Board:  
Hearing 2010\_11\_02**

**Chateau at Rochelle Park  
96 Parkway  
Block 19.02 Lot 1 Block 18.01**

The parties did not appear- The application was denied pending new hearing date. Scheduled for January 28, 2011.

**Motion to Approve: P. Strohmeyer  
Yes to Approve**

**Seconded: L. Ristovski  
E. Kaniewski, M. Den Bleyker, D. Kingma, P.  
Strohmeyer, M. Collins, C. Mueller, L. Ristovski,  
P. Strohmeyer**

**No to Approve  
Absent-AB – Abstain-AN**

**AB- J. Diamond, F.Valenzuela, M. Collins**

**OTHER BUSINESS:**

**PAYMENT OF BILLS:**

**PUBLIC:**

**MEETING ADJOURNMENT: By E. Kaniewski at 9:45 pm**

**Respectfully Submitted by:**



**Marlene Den Bleyker, Planning Board Secretary 12/13/2010**



Rochelle Park Planning Board/Zoning Board of Adjustments  
 151 WEST PASSAIC STREET  
 ROCHELLE PARK, NJ 07662

December 13, 2010 MEETING AGENDA

**ROCHELLE PARK PLANNING BOARD/ZONING BOARD OF ADJUSTMENTS**

CALL TO ORDER: 8:10

**ROLL CALL:**

**Present:**

E. Kaniewski, D. Kingma, M. Den Bleyker, F.Valenzuela, P. Strohmeyer, C. Mueller, L. Ristovski, M. Collins,

**Absent:**

J. Diamond, M. Kazimir

**MEMORIALIZATIONS:**

<b>Zoning Board:</b>	<b>Licini/Fillip</b>
<b>Hearing #2010_11_02</b>	31 Forest Place
<b>Developer Name / Project Address</b>	Rochelle Park, NJ 07662
	Zone_RES. Block 71 Lot 47
<b>Motion: D. Kingma</b>	<b>Seconded: C. Mueller</b>
<b>Approve:</b>	E. Kaniewski, D. Kingma, M. Den Bleyker, F.Valenzuela, P. Strohmeyer, C. Mueller, L. Ristovski, M. Collins,
<b>Not Approved:</b>	
<b>Abstain:</b>	M. Collins, F.Valenzuela, P. Strohmeyer
	<b>Absent: J. Diamond, M. Kazimir</b>
<b>Tenant Review</b>	<b>Torrino Pizza/ Linwood Pizza</b> 444 Rochelle Avenue
<b>Developer Name / Project Address:</b>	Rochelle Park, NJ 07662
	Zone__Block 58 Lot 20
<b>Motion: D. Kingma</b>	<b>Seconded: P. Strohmeyer</b>
<b>Approve:</b>	E. Kaniewski, D. Kingma, M. Den Bleyker, C. Mueller, L. Ristovski, M. Kazimir, P. Strohmeyer
<b>Not Approved:</b>	
<b>Abstain:</b>	M. Collins, F.Valenzuela,
	<b>Absent: J. Diamond, M. Kazimir</b>

**BUILDING AND LAND USE APPLICATIONS:**

**Planning Board**

**Tenant Review**

**Ferdinand Topinka**  
 43 Woodland Avenue  
 Rochelle Park, NJ

**Zone BA1 Block 25/01 lot 9**

Mr. F. Topinka, of Alternative car Storage appeared before the Board represented by Brian M. Chewcaskie, of Gittleman, Muhlstock and Chewcaskie.

The applicant testified that he proposes a storage facility for high end cars, motorcycles and other vehicles at the above location. The business will be available to it's customers 24 hours a day, seven days a week on a call ahead (by appointment) and will employ two people. The facility will house an elaborate storage racking system that can hold up to 40 vehicles and an extensive security system. Additionally, the applicant will replace and improve the landscaping on one side of the building.

The Board unanimously approved the application for Tenant Review, with the conditions that the applicant adhere to all township codes and regulations.

The tenant is required to appear at the January 27, 2011 meeting with proof of notification before this application will be ratified.



Rochelle Park Planning Board/Zoning Board of Adjustments  
151 WEST PASSAIC STREET  
ROCHELLE PARK, NJ 07662

December 13, 2010 MEETING AGENDA

**Motion:**

**F. Valenzuela**

**Seconded:**

**D. Kingma**

**Approved:**

**E. Kaniewski, D. Kingma, M. Den Bleyker, F.Valenzuela, P. Strohmeier, C. Mueller, L. Ristovski, M. Collins,**

**Zoning Board**

Zoning Case Hearing #2010\_12\_01

**Rochelle Park Auto Body  
80-96 Essex Street  
Rochelle Park, NJ  
Lots 11, 12, 13, 33, 34, 35, 36, 37, 38, 39 Block 2**

**Case denied without prejudice.**

**Approved:**

**E. Kaniewski, D. Kingma, M. Den Bleyker, F.Valenzuela, P. Strohmeier, C. Mueller, L. Ristovski, M. Collins,**

**LITIGATION: None**

**OTHER BUSINESS: None**

**PUBLIC: None**

**ADJOURNMENT: by E. Kaniewski 9:00 pm**

*Marlene Den Bleyker* Respectfully Submitted by:

\_\_\_\_\_  
**Marlene Den Bleyker, Secretary  
Rochelle Park Planning Board/Zoning Board of Adjustments**



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
151 WEST PASSAIC STREET  
ROCHELLE PARK, NJ 07662

July 22, 2010 MINUTES

**Zoning Board:**  
Hearing #

Mr. & Mrs. Frank Valenzuela  
123 Becker Ave.  
Rochelle Park, NJ  
Zone R Block 10 Lot 23

An appeal for variation was made by Mrs. Frank Valenzuela to erect a 6' fence on the side of her corner lot. Currently, the property has overgrown hedges and the homeowner would like to replace these with a fence. A variance was granted with the stipulation that the fence adhere to all other additional building codes.

Motion to approve      L. Ristovski                      Motion seconded by:      M. Collins  
made by:  
YES      E. Kaniewski, M. Collins, M. DenBleyker, L. Ristovski, C. Mueller, M. Kazimir,  
NO  
Abstain      F. Valenzuela  
Absent      P. Strohmeyer, D. Kingma

**LITIGATION:**

**OTHER BUSINESS:**

**PUBLIC:**

**ADJOURNMENT: 11:15**

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**Respectfully Submitted by:**  
**Marlene Den Bleyker, Planning Board Secretary 8/26/2010**