



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

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 (3rd 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.

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