



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:

Planning Board- Minor Site Plan Tenant Review Motion to Approve: , L. Ristovski Yes to Approve No to Approve Absent-AB – Abstain-AN	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
Planning Board- Minor Site Plan Tenant Review Motion to Approve: D. Kingma Yes to Approve No to Approve Absent-AB – Abstain-AN	Prestige Auto & Spa Inc. 128 Rochelle Ave Zone_ Block 1701 Lot 1 & 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
Zoning Board: Lewis Case 2010_10_01 Motion to Approve: D. Kingma Yes to Approve No to Approve Absent-AB – Abstain-AN	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
Planning Board- Minor Site Plan Tenant Review Motion to Approve: Yes to Approve No to Approve Absent-AB – Abstain-AN	Rochelle Park Grill (Pater K) 222 Rochelle Ave Zone B-a Block 24.01 Lot 1.01 Seconded: No Meeting notification produced. Cannot Approve

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