



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

October 27, 2011 MEETING MINUTES

CALL TO ORDER: 8:00

ROLL CALL:

Present: E. KANIEWSKI, D. KINGMA, F. VALENZUELA, M. DEN BLEYKER, M. COLLINS, C. MULLER, L. RISTOVSKI, W. COLEMAN, M. KAZIMIR

Absent: J. SCHMUNK

Minutes

September 2011 - Minutes Oct 3, 2011

Motion to Approve M. KAZIMIR Second C. MULLER

YES TO APPROVE: E. KANIEWSKI, D. KINGMA, M. DEN BLEYKER, M. COLLINS, C. MULLER, L. RISTOVSKI, W. COLEMAN, M. KAZIMIR

ABSENT: J. SCHMUNK

ABSTAIN: F. VALENZUELA,

BUILDING AND LAND USE APPLICATIONS:

Zoning – Residential

Juan Tevarez

49 Hahn Ave.,

Rochelle Park, NJ 07662

Block 107 Lot 13

The Applicant is Juan Tavarez, residing at 49 Hahn Avenue applied to the Board seeking approval to build a shed on his premises. He received a denial from the Township Building official because the shed exceeds the maximum improved cover of 50% as set the Township Zoning Ordinance.

He testified that the proposed coverage would be 53.77%, exceeding the maximum coverage permitted by approximately 3.77%.

Mr. Tavarez testified that he would like to install a new shed to replace an old shed that was in disrepair. The new shed will be larger than the previous shed due to a need for more storage.

The applicant testified that the former shed was about 8' by 5', but he was not sure of the dimensions. The shed being proposed will be 12' by 15' and will be on top of the ground without a foundation. He also stated that the shed would be constructed of wood and will match the house located on the property.

The Board approved the application to construct the shed that will exceed the maximum permitted coverage by 3.77%

Motion to Approve	M. DEN BLEYKER
Second	L. RISTOVSKI
E. KANIEWSKI	Y
D. KINGMA	Y
F. VALENZUELA	Y
M. DEN BLEYKER	Y
M. COLLINS	Y
C. MULLER	Y
L. RISTOVSKI	Y
W. COLEMAN	Y
M. KAZIMIR	N
J. SCHMUNK	ABSENT
YES TO APPROVE	8
NO TO APPROVE	1
ABSTAIN	
ABSENT	1



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The Tile Shop
 156 Route 17 North
 Rochelle Park, NJ 07662
 Block 33 Lot 1.01

The Tile Shop, employee Carl Randazzo, represented by Andrew S. Kohut, Esq., of the firm of Wells, Jaworski & Liebman, LLP, applied to the Board for a Minor Site Plan Tenant Review to open a retail outlet for the sale of ceramic tiles, stone and other ancillary products.

Rochelle Park will be the Tile Shop's first location in northern New Jersey. They will sell ceramic tiles and other goods and services related to tiling and tile design. The applicant testified that there are 112 parking spaces, the business will employ 12 employees and the building will be constructed at 17,000 square feet of sales floor area and 2,899 square feet of warehouse area. He also testifies that the company does not manufacture or cut stone.

The Tile Shop will operate will be from 7:00 a.m. to 9:00 p.m. Monday through Saturday. The applicant agrees to follow all Township Planning and Zoning codes.

The Board approved the Tile Shop's application to operate a retail tile outlet.

	The Tile Shop 156 Route 17 North Rochelle Park, NJ 07662
Motion to Approve	F. VALENZUELA
Second	L. RISTOVSKI
E. KANIEWSKI	Y
D. KINGMA	Y
F. VALENZUELA	Y
M. DEN BLEYKER	Y
M. COLLINS	Y
C. MULLER	Y
L. RISTOVSKI	Y
W. COLEMAN	Y
M. KAZIMIR	Y
J. SCHMUNK	ABSENT
YES TO APPROVE	9
NO TO APPROVE	
ABSTAIN	
ABSENT	1



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October 27, 2011 MEETING MINUTES

Bergen Landscaping
131 Rochelle Ave
Rochelle Park, NJ 07662
Block 12 Lots 10 & 11

The applicant in this matter did not appear.

LITIGATION:

OTHER BUSINESS:

PUBLIC:

ADJOURNMENT: 10:45

Respectfully Submitted by:

**Marlene Den Bleyker,
Rochelle Park Planning Board and Zoning Board of Adjustments Secretary
11/17/2011**