



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

Meeting Minutes (amended 12/15/2011)

November 17, 2011

CALL TO ORDER: 8:10

ROLL CALL:

Present:	E. Kaniewski, D. Kingma, M. Den Bleyker, W. Coleman, J. Schmunk, M. Collins, C. Mueller, M. Kazimir, L. Ristovski
Absent:	F. Valenzuela

APPROVAL OF THE OCTOBER 2011 MEETING MINUTES

Motion	W. Coleman	Seconded:	M. Collins
Approve:	E. Kaniewski, D. Kingma, M. Den Bleyker, W. Coleman, M. Collins, C. Mueller, M. Kazimir, L. Ristovski		
Abstain:	J. Schmunk		
Absent:	F. Valenzuela		

MEMORIALIZATIONS:

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

Motion	M. Den Bleyker	Seconded:	L. Ristovski
Approve:	E. Kaniewski, D. Kingma, M. Den Bleyker, W. Coleman, M. Collins, C. Mueller, M. Kazimir, L. Ristovski		
Abstain:	J. Schmunk		
Absent:	F. Valenzuela		

BUILDING AND LAND USE APPLICATIONS:

Continuation

Z2010_11_01
 SAC Realty - Bristol Manor
 Zoning- Dining addition and pool
 96 Parkway
 Rochelle Park, NJ 07662
 Block 19.02 Lot 1 Block 18.01 lot 1

Mr. Sinisi, attorney for the applicant gave his closing arguments stating that his case has met the burden of proof that the Board should approve the extension of the dining room and in removing a previous Board restriction for the use of the aquatic facility for in-patients only.

Mr. Sinisi stated that the dinning extension poses no conflict and that the addition is variance free and only needs site plan approval.

Regarding the use of the aquatic facility, it was Mr. Sinisi's opinion that the restriction of use imposed by the Board in 2004 should be lifted because the needs of patients have changed and parking and additional traffic will not impact the neighborhood. Repeating previous testimony of the applicants engineer and planner, Mr. Sinisi contends that outpatient use is an accessory use.



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The matter was turned over to the Board and the approval of the dining room was the first vote. The Board approved the dining room extension. The rest of the votes were split into three components. The first was to determine whether the aquatic facility was a primary or accessory use. The Board voted that the aquatic facility was a standalone facility and it served as a principle use. The next vote was to determine whether there could be two primary uses on the same lot. The Board found that the township does not allow two principle uses on one lot. Third, it was necessary for the applicant to apply for a D-Use variance.

At this time, the applicant asked to continue the case. The matter is carried over until January 26, 2012 at 8 pm for a D-Use variance.

1) Motion to approve dining room.		W. Coleman Seconded M. Den Bleyker
Approve:	E. Kaniewski, M. Den Bleyker, W. Coleman, M. Collins, C. Mueller, M. Kazimir	
Abstain:	D. Kingma, J. Schmunk L. Ristovski	
Absent:	F. Valenzuela	
Motion Carries with 7 yes votes – 3 Abstentions		
2) Motion: To declare the proposed use is not an accessory use.		M. Den Bleyker, Seconded M. Kazimir
Approve:	E. Kaniewski, M. Den Bleyker, W. Coleman, M. Collins, C. Mueller, M. Kazimir	
Abstain:	D. Kingma, , J. Schmunk L. Ristovski	
Absent:	F. Valenzuela	
Motion Carries with 7 yes votes – 3 Abstentions		
3) Motion: To find that the zoning ordinance prohibits two principal uses on the same lot		M. Den Bleyker Seconded W. Coleman
Approve:	E. Kaniewski, M. Den Bleyker, W. Coleman, M. Collins, C. Mueller, M. Kazimir	
Abstain:	D. Kingma, J. Schmunk L. Ristovski	
Absent:	F. Valenzuela	
Motion Carries with 7 yes votes – 3 Abstentions		

Continuation

JSMC, LLC
 50 Essex Street
 Rochelle Park, NJ 07662
 Block 3, Lot 41

Donald M. Onorato, Esq. appeared on behalf of the applicant for site plan approval of a building extension at the rear entrance of the building, lighting and a sign approval, which was withdrawn.

After being sworn in, Arnie Scelzo testified that he a Senior Architect Draftsman for Edward T. Chudinski, Jr., A.I.A. who prepared the site plan, and that he prepared the landscaping plan. He addressed the matter of the buffer area at the rear of the building. He stated that the landscaping there was a sufficient buffer between the office building and the residential lots that back up to it.

Mr. Scelzo also testified that there is currently no existing lighting in the parking lot. The applicant is seeking to replace single light fixture with lighting that will be located on three light poles in the rear parking lot area.



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He stated that there would be minimal “spillage” of light onto the residential properties. Mr. Scalzo also testified that the rear entrance addition currently is a large glass structure; the applicant is seeking to add an eight by 14 ½-foot foyer. The applicant also introduced a sign that they wish to place in the front of the building. The Board requested that the sign plans be given to Mr. Bolan for review and that part of the application was withdrawn.

Members of the public came forward to ask questions of the witness. The first witness, Rosemarie Kavulich, who resides at 53 Lexington Avenue, Rochelle Park was sworn in and testified that she lives behind the applicants’ building and asked about the prior buffer to which he answered that he did not.

Next, George Bello, who resides at 57 Lexington Avenue, Rochelle Park, asked the witness to elaborate about the arborvitae and what height to which they would grow. The residents, who questioned the witness and later gave testimonial, are primarily concerned with having proper buffering between the rear of the building and their homes.

The Board voted on and approved the rear extension and a lighting plan to be reviewed and approved by Mr. Job.

Motion: To approve the site plan to extend the rear entrance of building and lighting plan with 6-month review period.		M. Den Bleyker	Seconded:	L. Ristovski
Approve:	E. Kaniewski, D. Kingma, M. Den Bleyker, W. Coleman, M. Collins, C. Mueller, M. Kazimir, J. Schmunk, L. Ristovski			
Abstain:				
Absent:	F. Valenzuela			
Motion carries with 9 yes votes and 1 absent				

Residential Zoning

Paresh and Mohini Patel
 233 Howard Avenue
 Rochelle Park, 07662
 Block 107_03

Paresh Patel and Mohini Patel who reside at 233 Howard Avenue applied to the Board to erect a front entryway on their premises. The addition of the entryway would provide a front yard setback of 20 feet; the township minimum front yard setback is 25 feet. The entryway proposed will measure five feet by seven feet and is designed to add shielding from the elements and make the property more attractive.

The Board approved Mr. & Mrs. Patel’s application.

Motion: To approve the site plan to extend the front entryway.		C. Mueller	Seconded:	M. Collins
Approve:	E. Kaniewski, D. Kingma, M. Den Bleyker, W. Coleman, M. Collins, C. Mueller, M. Kazimir, J. Schmunk,			
Abstain:				
Absent:	F. Valenzuela, L. Ristovski			
Motion carries with 8 yes votes and 2 absent				



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ZONING

Ultimate Force
124 Essex Street
Rochelle Park, NJ 07662
Block 1_Lots 1.01, 1.02, 2 through 9 22-29
Rescheduled to Jan 26, 2012

LITIGATION:

OTHER BUSINESS:

PUBLIC:

ADJOURNMENT: 11:40

Respectfully Submitted by:

**Marlene Den Bleyker,
Rochelle Park Planning Board and Zoning Board of Adjustments Secretary
12/15/2011**