



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
151 WEST PASSAIC STREET
January 27, 2011 MEETING Minutes

MEETING CALLED TO ORDER BY CHAIRMAN:

ROLL CALL:

Mayor Scarpa	Absent	Cmtmn Valenzuela	Absent	Chairman	Present
Vice Chair	Present	Sec. Den Bleyker	Present	Mr. Diamond	Present
Ms. Colins	Present	Ms. Mueller	Present	Ms. Ristovski	Present
Mr. Kazimir	Absent				

REORGANIZATION MEETING

Selection of Board Officers:

<i>Selection of Chairperson</i>	<i>Nominated</i>	<i>Seconded by</i>	<i>Any other nominations</i>
E. Kaniewski	Cmtwmn Strohmeyer	Sec. Den Bleyker	
Motion Approved	8	Absent	2
Motion Approved	Chairman <i>Kaniewski</i> , Vice Chair Kingma, Sec. Den Bleyker, Mr. Diamond, Ms. Ristovski, Ms. Mueller, Cmtwmn Strohmeyer, Ms. Colins		
Absent	Mayor Scarpa, Mr. Kazimir		
<i>Selection of Vice Chairperson</i>	<i>Nominated</i>	<i>Seconded by</i>	<i>Any other nominations</i>
D. Kingma	E. Kaniewski	Ms. Ristovski	
Motion Approved	8	Absent	2
Motion Approved	Chairman <i>Kaniewski</i> , Vice Chair Kingma, Sec. Den Bleyker, Mr. Diamond, Ms. Ristovski, Ms. Mueller, Cmtwmn Strohmeyer, Ms. Colins		
Absent	Mayor Scarpa, Mr. Kazimir		
<i>Selection of Secretary</i>	<i>Nominated</i>	<i>Seconded by</i>	<i>Any other nominations</i>
M. Den Bleyker	E. Kaniewski	Ms. Colins	
Motion Approved	8	Absent	2
Motion Approved	Chairman <i>Kaniewski</i> , Vice Chair Kingma, Sec. Den Bleyker, Mr. Diamond, Ms. Ristovski, Ms. Mueller, Cmtwmn Strohmeyer, Ms. Colins		
Absent	Mayor Scarpa, Mr. Kazimir		
<i>Selection of Board Attorney</i>	<i>Nominated</i>	<i>Seconded by</i>	<i>Any other nominations</i>
A. Gallina	E. Kaniewski	Cmtwmn Strohmeyer	
Motion Approved	8	Absent	2
Motion Approved	Chairman <i>Kaniewski</i> , Vice Chair Kingma, Sec. Den Bleyker, Mr. Diamond, Ms. Ristovski, Ms. Mueller, Cmtwmn Strohmeyer, Ms. Colins		
Absent	Mayor Scarpa, Mr. Kazimir		

ADOPTION OF 2010 MEETING DATES

2011 Meeting Schedule Meetings begin at 8 P.M. - Located in the Municipal Courtroom.

January	1/27/2011	July	7/28/2011
February	2/24/2011	August	8/25/2011
March	3/24/2011	September	9/22/2011
April	4/28/2011	October	10/27/2011
May	5/26/2011	November*	11/17/2011
June	6/23/2011	December*	12/15/2011

* These meetings occur on the third Thursday of the month due to the holidays.



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

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Motion Approved	Chairman Kaniewski , Vice Chair Kingma, Sec. Den Bleyker, Mr. Diamond, Ms. Ristovski, Ms. Mueller, Cmtwmn Strohmeyer, Ms. Colins		
Absent	Mayor Scarpa, Mr. Kazimir		

MEMORIALIZATIONS

Tenant Review

Ferdinand Topinkna
 43 Woodland Avenue
 Rochelle Park, NJ
 Zone BA 1 Block 25 Lot 09

Motion: M. Den Bleyker Second: M. Collins

Motion Approved	7	Absent	2	Abstain	1
Motion Approved	Chairman Kaniewski , Vice Chair Kingma, Sec. Den Bleyker, Mr. Diamond, Ms. Ristovski, Ms. Mueller, Ms. Colins				
Abstain	Cmtwmn Strohmeyer				
Absent	Mayor Scarpa, Mr. Kazimir				

BUILDING AND LAND USE APPLICATIONS:

Rochelle Park Auto Body
 80-96 Essex Street
 Rochelle Park, NJ 07662
 Zone A – Lots 11 and 13 block 2

The applicant, Rochelle Park Auto Body was represented by attorney Mr. Francis X. Regan, of DeCotis, Fitzpatrick and Cole, LLP. . Mr. Regan stated that his client Rochelle Park Auto Body, a long time business owner since the 1960s, had purchased the property directly behind 80-96 Essex Street Rochelle Park, NJ listed as Lots 11 and 13 block 2 on Lexington Avenue, in 1986. At some point after 1986, the applicant began using a partial portion of these lots as paved parking. The business operates as a 24 hour towing company and handles auto body repair.

The applicant is seeking relief from the Board to expand the parking area on the remainder of the lot. On September 9, 2010, Richard Bolan, Zoning Officer for Rochelle Park sent a denial letter to Rochelle Park Auto Body denying the expansion stating that “ Utilizing the remaining areas of Lots 11 and 13 on Block 2 would represent an expansion of non-conforming use.”

Mr. Regan produced various correspondences between township officials from the 1960s on to support the nature of the business. Another letter from the New Jersey of Transportation dated May 16, 2001 explaining the impact the widening of Route 17 had on the applicant's business.

The first witness was Mr. Gene Rotonda, a professional engineer and planner in the State of New Jersey, who testified to a site plan prepared on March 10, 2010 and was offered into evidence as A-11. Mr. Rotonda described the property and highlighted an area on the site plan, which, he believed to be a torn down building of an existing business, without any evidence offered to back it. He went on to describe the proposed improvements to the lot and indicated that impervious coverage of the lot will extend from 86.6 to 95.1.

The Board questioned Mr. Rotonda on several issues regarding the current use and conditions of the property. It was determined that the property was purchased and the applicant understood at time of purchase that the lots in question are in the residential zone. It was determined that part of the lots is in the business zone. It was determined that there is no official documentation confirming prior zoning status or that the owner was granted a variance to use the property as business. The Board further asked the applicant about refuse and abandoned cars on the property.



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The Mr. Rotonda stated that anything there is used in the course of business. This was disputed as Board members asked if a bathtub was part of doing business.

The Board also inquired as to how many cars would fit on the lot and how they would be parked. The witness

Two members of the community stepped forward to ask questions of the witness.

Mr. William Coleman of 58 Schlosser Drive in Rochelle Park questioned the witness and asked if exhibit A-11 "the concrete pad" which the witness indicated was possibly a prior business was gone. He indicated that it was almost gone. He asked about lot coverage and a possible retention system the witness indicated that the lot was covered in pavement, which assists run off. Mr. Coleman also asked if there were any previous building department citations for parking in the front of the building, and the witness indicated that he was aware of none.

The next witness was Mr. Dennis Maher of 107 Lexington Avenue. Mr. Maher asked about how the vehicles were going to be transported to the lot and how close to his property would the trucks be parked to the property line. The answers were tow truck and 8 ft. off the property line. Additionally, Mr. Maher asked about the length of time vehicles were going to be stored there was no definitive answer. It was also asked how close the new fence would be in proximity to 107 Lexington Ave. and the witness explained the layout by referring to the site plan.

Due to the length of testimony, the application hearing was adjourned at 10:17 pm and will be continued on February 24, 2011 at 8 pm.

Motion to carry over: L. Ristovski Second: D. Kingma

Motion Approved	7	Absent	2	Abstain	1
Motion Approved	Chairman <i>Kaniewski</i> , Vice Chair Kingma, Sec. Den Bleyker, Mr. Diamond, Ms. Ristovski, Ms. Mueller, Ms. Colins				
Abstain	Cmtwmn Strohmeier				
Absent	Mayor Scarpa, Mr. Kazimir				

Approval of December Meeting Minutes:

Motion: C. Mueller Second: M. Collins

Motion Approved	8	Absent	2
Motion Approved	Chairman <i>Kaniewski</i> , Vice Chair Kingma, Sec. Den Bleyker, Mr. Diamond, Ms. Ristovski, Ms. Mueller, Cmtwmn Strohmeier, Ms. Colins		
Absent	Mayor Scarpa, Mr. Kazimir		

COMMITTEE REPORTS: None

LITIGATION: None

PAYMENT OF BILLS:

OPEN TO PUBLIC:

PAYMENT OF BILLS:

MEETING ADJOURNMENT: 10:30 pm

Respectfully Submitted by:

**Marlene Den Bleyker,
Rochelle Park Planning Board and Zoning Board of Adjustments Secretary
2/24/2011**