



**ROCHELLE PARK PLANNING BOARD/ZONING BOARD OF ADJUSTMENTS**

151 WEST PASSAIC STREET  
ROCHELLE PARK, NJ 07662  
APRIL 28, 2011 MEETING MINUTES

**CALL TO ORDER:**

**ROLL CALL:**

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

**Absent:** J. Diamond

**APPROVAL OF MINUTES:**

The Board approved the March 24, 2011 minutes with 2 minor corrections.

**MATTERS HELD OVER:**

**TR\_3\_31\_2011-4**

**Hair Design Studio**

38 West Passaic Street  
Rochelle Park, NJ 07662  
Zone BA Block 89 lot

Tariq F. Siyam, Esq., appeared on behalf of the applicant, Abdelaziz Berrabia to serve the notice his client was required to republish. At this time, the application was deemed complete and there were no members of the public in attendance to speak to this application. The Board moved to approve the application to operate a barbershop at the property listed above.

A motion was made by M. Collins to approve the application and seconded by D. Kingma.

Yes to approve: E. Kaniewski, D. Kingma, M. Den Bleyker, F. Valenzuela, M. Collins, M. Kazimir, L. Ristovski, C. Mueller

No to Approve:

Abstain: W. Coleman

**Absent:** J. Diamond

Motion carried with 8 votes to approve, 0 no votes, 1 abstention

**Rochelle Park Grill**

222 Rochelle Avenue  
Rochelle Park, NJ 07662  
Zone B- A Block 24.01 Lot 1.01

Mr. Koumoulos appeared before the Board on October 28, 2010, represented by Joshua Levine, Esq. with an application to operate a diner at the above address. At the time the applicant did not have proof of newspaper notification and was required produce evidence of publication at the November 18, 2010 meeting. The applicant failed to show. After several months, Mr. Levine contacted the Board seeking the resolution, which was never ratified due to non-appearance.

Mr. Levine was notified via mail that he needed to reissue all notifications to residents within 200 ft and republish the meeting announcement by April 18, 2011. Mr. Koumoulos, represented by Joshua Levine, Esq. appeared before the Board on April 28, 2011 to show proof of service and the newspaper announcement. The application was deemed complete and the Board memorialized the resolution.



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The motion to approve was made by L Ristovski and seconded by D. Kingma.

**Yes to approve:** E. Kaniewski, D. Kingma, M. Den Bleyker, L. Ristovski, C. Mueller,

**No to approve:**

**Abstain:** W. Coleman, F. Valenzuela, M. Collins, M. Kazimir

**Absent:** J. Diamond

Motion carried with 5 votes to approve, 0 no votes, 4 abstentions

**TR\_3\_24\_2011-1**

**Barkho / Fed-Ex Drop Off Service**

Tenant Review  
201 B Rochelle Ave  
Rochelle Park, NJ 07662  
Block 63, Lot 4.03

The applicant Matthew Barkho re-appeared before the Board represented by attorney Hani Khoury. Mr. Barkho was before the Board on March 24, 2011 seeking to open a Fed-Ex drop off service at the above address. At that time, the applicant was asked to come back before the Board in April with a parking plan for this property to show that a Fed-Ex truck would have room to maneuver in the parking lot and to show there was enough parking to accommodate the business.

Mr. Barkho satisfied this requirement. In addition, Mr. Barkho amended his March 24, 2011 testimony to say that Fed-Ex would only be picking up packages at this address and that the business would not be receiving packages. He also amended that the location hours would be from 8:00 a.m. to 6:00 p.m., Monday through Saturday.

A motion was made by D. Kingma to approve the application and was seconded by L. Ristovski.

**Yes to approve:** E. Kaniewski, D. Kingma, M. Den Bleyker, F. Valenzuela, M. Collins, L. Ristovski, C. Mueller

**No to Approve:** M. Kazimir

**Abstain:** W. Coleman

**Absent:** J. Diamond

Motion to approve carried with 7 votes to approve, 1 vote not to approve and 1 abstention.

**BUILDING AND LAND USE APPLICATIONS AND RELIEF VARIANCIES:**

**Developer Name / Project Address:**

**TENANT REVIEW**

**TR\_4\_28\_2001-1**

**Aramaic American Association Tenant Review**

168 Rochelle Ave  
Rochelle Park, NJ 07662  
Zone A Block 21 Lot 104

Mr. Biniamin H. Malki appeared before the Board represented by Jack C. Darakjy, Esq with an application to use the above property as a library /book storage facility and meeting space. Mr. Darakjy, who is also on The Board of Trustees of organization, testified that the primary function of this organization is to provide instruction and to further enhance the Aramaic language. The building at the above address will not be used as school, church or to



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hold any other functions other than Board meetings. Mr. Darakjy also stated that the organization has an agreement with a church to use their facilities for educational purposes.

Mr. Malki testified that the Board will meet once a month in the building and that the primary use for the facility is to house a repository for books and files. He stated that Board meetings occur once a month on a Friday or Saturday and that nine to ten members attend. He also stated that hours of operation would be 3:00 p.m. to 10:00 p.m. in addition, that no employees will work at this location. There is no parking allocated for the building and so the applicant testified that Board members would have to use Oak Street to park.

The hearing was then opened to the public and Mr. Joseph Wanko, who resides at 1 Oak Street was sworn and introduced photos of the building located at the above address and the surrounding area. Mr. Wanko stated that he was concerned that there was no parking. He also stated that the owners, AAA Ackaway LLC. were absentee owners and that the building has been vacant for over ten years. He was upset with the condition of the building and with the fact that a homeless person had been living there.

Mr. Malki testified that he would be making repairs and renovating the premises.

A motion was made to approve the **Aramaic American Association's application by W. Coleman and seconded by L. Ristovski with the following conditions:**

- 1) **As a condition of receiving the Certificate of Occupancy, The Aramaic American Association will pay any outstanding real estate taxes due the Township**
- 2) During any renovations, the applicant will comply with all Township and State building code requirements
- 3) The applicant will not in any way use this building as a church, school or public functions
- 4) Any sign must meet the requirements of the Township building code

The Board voted as follows:

**Yes to approve:** E. Kaniewski, D. Kingma, M. Den Bleyker, W. Coleman , M. Kazimir , L. Ristovski, C. Mueller

**No to Approve:**

**Abstain:** F. Valenzuela, M. Collins

**Absent:** J. Diamond

Motion to approve carried with 7 votes to approve, 0 votes not to approve and 2 abstentions.

### **Zoning Variance**

#### **SAC Realty - Bristol Manor**

Zoning- Dining addition and pool

96 Parkway

Rochelle Park, NJ 07662

Zoning Case ZN\_1\_27\_2011-2 was carried over from the March 24, 2011 meeting. The applicant Mindy Gold, and his attorney, Stephen P. Sinisi, Esq. attended. Mr. Sinisi resumed testimony with Mr. Stiager, a professional engineer and planner, specializing in traffic. In response to the Board's request, a traffic study was conducted on April 1, 2011 and the request of the Township Engineer, Ken Job, of Job and Job, an additional study was conducted on April, 16, 2011.



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Mr. Stiager testified to two findings:

- 1) That the addition of the dining room would not generate additional traffic that it was being added to facilitate the existing population.
- 2) In his professional opinion, he did not regard the extended use of the Aquatic facility to burden the flow of traffic on the residential street of Parkway.

Mr. Stiager came to this conclusion by performing the above-mentioned tests along with a parking survey. He made the following statements:

### Use of the Aquatic Facility

Three types of patients would use the facility:

- In-house 25 to 30 percent
- Discharged patients 30 to 35 percent
- General public 35 to 40 percent

On average, there would be 42 treatments per day, estimating an additional 3 to 4 cars per hour. When monitoring trip generation, one-half of the patients were dropped off not generating parking demand or they come via transport.

### Traffic Counts

Conducted April 5 between 2 pm and 6 pm to include shift change and other peak hours such as residents returning home

Also conducted a weekend study on April 16 from 2 to 6 pm peak weekend hours and on shift change

Mr. Stiager's model based on Industry standards gave the road conditions on Parkway a grade of A for traffic flow.

### Parking Study

Mr. Stiager's findings:

Acknowledged that people are using Parkway to park for Bristol Manor.

Between 2- 6:30 pm there were 2-3 cars parked on the street. What he considered light parking

There is a parking limit of two-hours posted on Parkway.



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In his opinion, visitors using the Aquatic facility were not likely to park on Parkway.

He was informed by Mr. Gold that Aquatic patients were required to valet park.

At no time during the study was there insufficient parking.

In his opinion, there will be no negative impact of expanding the use of the Aquatic facility.

At this point Mindy Gold, operator of The Chateau and Bristol Manor, testified to clarify that due to the pool size, no more than 6 patients per hour could be treated at a time. He stated that therapy takes place for one hour and the hours of operation are 8 am to 5 pm.

Members of the public were given an opportunity to speak.

Mr. Al Reiner, who lives at 91 Parkway, across from the entrance to the facility questioned the witness. He introduced into evidence 10 photographs taken on April 1 that in his opinion showed insufficient parking and he felt that it was not "feasible" to approve the expanded use of the aquatic facility and to extend the dining room.

Mr. James Daubner 14 Grove Ave, then questioned the witness asking about shrubs that block the roadway and hamper visibility. Mr. Stiager stated he did not know what Mr. Daubner was talking about.

Mr. Phillip Bedanti of 81 Parkway asked Mr. Stiager if he observed people driving at high speeds or using residential driveways to turnaround during shift changes. Mr. Stiager said he did not.

At this point the testimony concluded and the Board moved to adjourn the case until the May 26, 2011 meeting.

**Memorializations:**

**PUBLIC:**

**ADJOURNMENT: 12:15 am**

**Respectfully Submitted May 26, 2011**

**Marlene Den Bleyker, Board Secretary**