



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

July 28, 2011 MEETING MINUTES

CALL TO ORDER: Chairman Kaniewski called the meeting to order at 8:05 p.m.

Installation of new member: James Schmunk was sworn in by Anthony Gallina. Mr. Schmunk will serve as a Class II member of the Rochelle Park Planning Board and Zoning Board of Adjustments.

ROLL CALL:

Present: E. Kaniewski, M. Collins, L. Ristovski, M. Den Bleyker, J. Schmunk
 C. Mueller, W. Coleman, M. Kazimir, F. Valenzuela (L 8:30)

Absent: D. Kingma

APPROVAL OF THE JUNE 2011 MEETING MINUTES - 6 approvals-2 absent-2abstentions

MEMORIALIZATIONS:	Motion:	2nd by:	Y	N	As	At.	y	n	A	A
									s	t
Nelson and Zeina Gioffre	M. Den Bleyker	L. Ristovski	E. Kaniewski, M. Collins, L. Ristovski, M. Den Bleyker, C. Mueller, W. Coleman		M. Kazimir J. Schmunk	D. Kingma F. Valenzuela (L 8:30)	6		2	2
Sail Hammer Realty	L. Ristovski	M. Collins	E. Kaniewski, M. Collins, L. Ristovski, M. Den Bleyker, C. Mueller, W. Coleman, M. Kazimir		J. Schmunk	D. Kingma F. Valenzuela (L 8:30)	7		2	1
MKT, LLC. AKA: Momma Roxy's	W. Coleman	M. Den Bleyker	E. Kaniewski, M. Collins, L. Ristovski, M. Den Bleyker, C. Mueller, W. Coleman		M. Kazimir J. Schmunk	D. Kingma F. Valenzuela (L 8:30)	6		2	2
Rafeal Design LLC	M. Collins	L. Ristovski,	E. Kaniewski, M. Collins, L. Ristovski, M. Den Bleyker, C. Mueller, W. Coleman, M. Kazimir		J. Schmunk	D. Kingma F. Valenzuela (L 8:30)	7		2	1

BUILDING AND LAND USE APPLICATIONS:

Zoning Case
 Zoning Case Hearing #2011_7_1
Roy Ghostlaw
18 Cedar Drive
Rochelle Park, NJ 07662
Zone Residential Lot 12 Block 84.03

Roy Ghostlaw, who resides at 18 Cedar Drive made application to seeking approval to extend a deck ten (10') feet. Mr. Ghostlaw applied for a variance because the township ordinance limits "accessory use" structures to 10 percent of the rear yard. The extension proposed by the applicant would exceed that limit by 8.71 percent.

Mr. Ghostlaw testified that he was repairing the existing deck which is 22" by 24 "and seeking to extend the deck an additional 15".

The Board approved the application for the deck extension as proposed.

Motion to approve made by:	W. Coleman	Motion seconded by:	F. Valenzuela
YES	E. Kaniewski, M. Collins , L. Ristovski, M. Den Bleyker, J. Schmunk		9
NO			0
Abstain			0
Absent	D. Kingma		1



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Tenant Review

Developer Name / Project Address:

Case # P2011_7_1
TNATA LLC
375 West Passaic Street
Rochelle Park, NJ 07662
Block 103.01, lot 2

Teddy Karounos, appeared before the Board, represented by Nilufer O. Descherer, Esq. of the firm of Archer & Greiner, P.C. located in Hackensack, NJ, to seek approval to open a Sports Bar located at 375 West Passaic Street. The applicant proposes a hamburger restaurant and sports bar that will have 20 TV screens to watch sporting events. The applicant testified that he will employ eight or nine employees per shift and the hours of operation are from 7 a.m. to 1:30 a.m., seven days a week. The restaurant will serve lunch and dinner. He also intends on serving alcohol, pending approval if a liquor license. The applicant was also seeking to install two pool tables in a back room in the restaurant.

The applicant testified that this will strictly be a sports bar where people will eat, drink and watch sports and he intends to service guests of the hotel. He stated that there will be no live music or a D.J. and that this business will not be a night club. He agreed that there will be no dancing and no live performances.

The Board questioned Mr. Karounos at length regarding the establishment's history as a night club and he informed the Board that he was "out of the night club business." The Board was also concerned that the applicant would alter the premises at a later time to allow dancing. The applicant agreed to keep the configuration of the restaurant as close as possible to the approved site plan.

The Board approved the TNATA application with conditions listed in the resolution and approval is subject to the applicant receiving a liquor license.

Motion to approve	M. Den Bleyker	Motion seconded by:	M. Collins
made by:			
YES	E. Kaniewski, M. Collins , L. Ristovski, M. Den Bleyker, J. Schmunk C. Mueller, William Coleman, M. Kazimir, F. Valenzuela		9
NO			0
Abstain			0
Absent	D. Kingma		1

OTHER BUSINESS: Master Plan - The Board will begin holding public meetings regarding the Master Plan.

PUBLIC:

ADJOURNMENT: 11:45

Respectfully Submitted by:
Marlene Den Bleyker, Planning Board Secretary 8/25/2011