



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

ROCHELLE PARK, NJ 07662

February 23, 2012 Meeting Minutes

- CALL TO ORDER:
- Pledge of Allegiance
- ROLL CALL:
 Present: E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, R. Zavinsky, M. Collins, Ms. Mueller,
 Ms. Ristovski, M. Kazimir
 Absent: G. Sorrentino

- APPROVAL OF THE JANUARY 2012 MEETING MINUTES

Motion	F. Valenzuela	Second	D. Kingma
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, M. Collins, C. Mueller, L. Ristovski, M. Kazimir, R. Zavinsky		
No			
Abstain			
Absent	G. Sorrentino		

- MEMORIALIZATIONS
CASE# - PB2012_1_1
Elegant Touch Auto Detailing
 163 A Central Avenue
 Rochelle Park, NJ 07662
 Zone I 9 Block 2402 lot 34

Motion	F. Valenzuela	Second	D. Kingma
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, M. Collins, C. Mueller, L. Ristovski, R. Zavinsky, M. Kazimir		
No			
Absent	G. Sorrentino		

- BUILDING AND LAND USE APPLICATIONS:
1) CASE# - PB2012_2_1
Outback Steak House of Florida LLC
 194 North Route 17
 Rochelle Park, NJ 07662
 Zone BI Block 46:01 lot 1.01

The applicant, Outback Steakhouse of Florida, LLC. located at 194 North Route 17, represented by Robert E. Spitzer, Esq. and Gary Keurajian, General Manager of the restaurant appeared before the Board seeking a Minor Site Plan Tenant Review to continue operating a full service restaurant, noting that due to a corporate reorganization, the operation will now be fully owned by Outback Steakhouse of Florida, LLC, and Metropolis Limited Partnership, would no longer have any ownership.

There were not renovations or other changes that needed approval.

A motion was made and seconded to approve the application with stipulations set forth in the resolution.

Motion	F. Valenzuela	Second	M. Den Bleyker
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, M. Collins, C. Mueller, L. Ristovski, R. Zavinsky, M. Kazimir		
Abstain			
Absent	G. Sorrentino		



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2) CASE# - PB2012_2_2
 Planet Sun
 60 Essex Street
 Rochelle Park, NJ 07662
 Zone B-A Block 3 Lot 25-40

The applicant, Planet Sun, Inc, located at 60 Essex Street was represented by Santo T. Alampi, Esq. and William Kron, owner of Planet Sun. They appeared before the board seeking a Minor Site Plan Tenant Review to operate a tanning salon at the above location.

Mr. Kron, presently operates seven tanning salons across the area and has his main operation in Ridgewood. He testified that the hours of operation would be from 9:00 a.m. to 10:00 p.m. Monday through Friday and from 9:00 a.m. to 8:00 p.m. on Saturday and from 10:00 a.m. to 6:00 p.m. on Sunday. The applicant testified that he would employ two employees. The proposed site will have 12 to 14 tanning rooms made up of tanning beds with UV light and spray booths.

Mr. Kron also stated he would be sell tanning lotions and accessories. When asked about the parking, Mr. Alampi stated that all tenants share the parking. Mr. Kron said that the maximum time a customer can tan in the booth is facilities is 12-15 minutes and that he anticipated two to 11 people in the salon at a time.

A motion was made by F. Valenzuela and seconded by D. Kingma to approve the applications with stipulations set forth in the resolution.

Motion	F. Valenzuela	Second	D. Kingma
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Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, M. Collins, C. Mueller, L. Ristovski, R. Zavinsky, M. Kazimir
Abstain	
Absent	G. Sorrentino

3) CASE # - PB2012_2_3
Bergen Landscaping
 131 Rochelle Ave
 Rochelle Park, NJ 07662
 Block 12 Lots 10 & 11

The applicant was represented by Donald M. Onorato, Esq. came before the Board for seeking approval for a preliminary and final Major Site Plan approval for the purpose of operating a landscaping business located at 131 Rochelle Avenue , together with the erecting of a prefabricated building.

David Juzmenski, Professional Engineer testified as an expert in the field of Engineering. He stated that the applicant will use the existing office already on the premises and will be building a pre-fabricated 60' by 40' building steel building to store supplies. The applicant also intends to install a six-foot fence around a portion of the property with privacy slats. Mr. Juzmenski also testified that there would be storage of stones, salt and topsoil in an 18' high tent along the south side of the property.

Since the property falls in the existing wetlands and since there is proposed County construction taking place at the intersection to the north of the property, the witness testified that he is aware that all plans will need approval from Bergen County Traffic Division and/or Engineer, as well as approval by the New Jersey Department of Environmental Protection (NJDEP).

The applicant Robert Casamenti, owner of Bergen Landscaping, testified that he is a full service landscaping company and has been in business for over 27 years. He stated that there will be no retail sales on this location and that he plans to employ around 25 employees during peak season. He also stated that the hours of operation would be 8:00 a.m. to 6:00 p.m. Monday through Friday and "sometimes on Saturday at the height of the season. There will be 12 trucks stored on site for business use and there will be 5 to 6 employees parking on site.

Mr. Casamenti also stated that he would store small volumes of fertilizers and pesticides in the storage facility. He stated that he is certified to do this and said he will maintain industry standards, but he stipulated to supplying information to local Fire



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and Police departments. He also agreed to setup a waterproof structure for the salt to prevent leeching into the wetlands. This must have approval of the Township engineer.

A motion was made and seconded to table the application until further information is obtained about storing the salt.

Motion	M. Kazimir	Second	C. Mueller
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Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, M. Collins, , L. Ristovski, R. Zavinsky
No	M. Kazimir, C. Mueller
Absent	G. Sorrentino

A motion was then made and seconded to approve the application with stipulations set forth in the resolution.

Motion	M. Den Bleyker	Second	D. Kingma
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Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, M. Collins, , L. Ristovski, R. Zavinsky
Abstain	M. Kazimir, C. Mueller
Absent	G. Sorrentino

4) CASE# - ZB2011_9_1

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

This application was moved to the April 26, 2012 meeting

- LITIGATION:
- OTHER BUSINESS:
- PUBLIC:
- ADJOURNMENT: 11:15