



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662
January 26, 2012 Meeting Minutes

- **CALL TO ORDER:**
- **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 DECEMBER 29, 2011 MEETING MINUTES**

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

- **REORGANIZATION:**

Selection of Board Officers and Attorneys

Selection of Chairman:		Nominated:	E. Kaniewski	
Motion	F. Valenzuela	Second	M. Collins	
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, M. Collins, C. Mueller, L. Ristovski, M. Kazimir, R. Zavinsky			
No				
Absent	G. Sorrentino			
Selection of Vice Chairman:		Nominated	D. Kingma	
Motion	M. Collins	Second	L. Ristovski	
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, M. Collins, C. Mueller, L. Ristovski, M. Kazimir, R. Zavinsky			
No				
Absent	G. Sorrentino			
Selection of Secretary		Nominated:	M. Den Bleyker	
Motion	M. Collins	Second	L. Ristovski	
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Collins, C. Mueller, L. Ristovski, M. Kazimir, R. Zavinsky			
Abstain	M. Den Bleyker			
Absent	G. Sorrentino			
Selection of Board Attorney		Nominated	Anthony Gallina Esq.	
Motion	F. Valenzuela	Second	M. Den Bleyker	
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, M. Collins, C. Mueller, L. Ristovski, M. Kazimir, R. Zavinsky			
No				
Absent	G. Sorrentino			
Selection of ALT. Board Attorney		Nominated	Giuseppe Randazzo	
Motion	F. Valenzuela	Second	M. Den Bleyker	
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, M. Collins, C. Mueller, L. Ristovski, M. Kazimir, R. Zavinsky			
No				
Absent	G. Sorrentino			

- **ADOPTION OF 2012 MEETING DATES**

January 26, 2012	April 26, 2012	July 26, 2012	October 25, 2012
February 23, 2012	May 24, 2012	August 23, 2012	November 15, 2012
March 22, 2012	June 28, 2012	September 27, 2012	December 20, 2012
			January 24, 2013

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

- **MEMORIALIZATIONS**
 Steven and Donna De Nicola
 50 Howard Avenue
 Rochelle Park, NJ 07662
 Zone R Lot 13 Block 107.01



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
 151 WEST PASSAIC STREET
 ROCHELLE PARK, NJ 07662
 January 26, 2012 **Meeting Minutes**

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

- BUILDING AND LAND USE APPLICATIONS4:
 CASE# - PB2012_1_1
 Elegant Touch Auto Detailing
 163 A Central Avenue
 Rochelle Park, NJ 07662
 Zone I 9 Block 2402 lot 34

Michael Sanchez made an application to the Board for the Township of Rochelle Park seeking a Minor Site Plan Tenant Review to use the premises for a hand car wash and auto detailing business. The applicant was sworn in and testified that he has been working in the hand car wash and auto detailing business for about 16 years. He also was licensed to and ran an auto body shop.

There are two bays in the front of the subject premises and one bay on the side of the building. Mr. Sanchez is seeking to take over the previous business, Mystic Auto Detailing, which is the same type of business. There will be four employees on site and they will not park on site. The business will operate Monday through Saturday from 8:00 a.m. to 5:00 p.m., by appointment only. The applicant also testified that there will be no alterations to the building and agrees that the new sign will comply with Township code.

Mr. Sanchez stated that there will be no outside storage of any vehicles. Storage of materials will be maintained in a fireproof cabinet. The chemicals used by the applicant are all water based and biodegradable as is industry standard, so he will not have chemical waste.

The Board approved this Tenant Review with conditions set forth in the resolution.

Motion	L. Ristovski	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

- CASE# - PB2012_1_2
 - GJA Enterprises
 163 C Central Avenue
 Rochelle Park, NJ 07662
 Zone I 9 Block 24:02 lot 34
 Application withdrawn

- Continuation:
 - CASE# - ZB2011_9_1
 JSMC, LLC
 50 Essex Street
 Rochelle Park, NJ 07662
 Block 3, Lot 41
 This case was rescheduled to 2/23/2012

- LITIGATION:
- OTHER BUSINESS: The Board approved the purchase of land use code books.
- PUBLIC:
- ADJOURNMENT: 9:15 p.m.