



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
 151 WEST PASSAIC STREET
 ROCHELLE PARK, NJ 07662
 MEETING MINUTES MAY 24, 2012

- CALL TO ORDER: 8:10 p.m.
- ROLL CALL:

Present: M. Collins, M. Den Bleyker, E. Kaniewski, M. Kazimir, D. Kingma, C. Muller F. Valenzuela (late)
 Absent: L. Ristovski, G. Sorrentino, R. Zavinsky

APPROVAL OF THE 2012 MEETING MINUTES

Mot.	Sec.	Yes	No	Abstain
M. Den Bleyker	M. Collins	M. Collins, M. Den Bleyker, E. Kaniewski, , D. Kingma, C. Muller		M. Kazimir

- MEMORIALIZATIONS
 P2012_04_TR1
 Sterling Law
 17 Legion Place
 Rochelle Park, NJ 07662

Mot.	Sec.	Yes	No	Abstain
M. Collins	C. Muller	M. Collins, M. Den Bleyker, E. Kaniewski, , D. Kingma, C. Muller		M. Kazimir, F. Valenzuela

AzzarittiKolsky
 Pedimedica
 18 Railroad Ave.
 Rochelle Park, NJ 07662
 Zone Block 59 Lot 5

Mot.	Sec.	Yes	No	Abstain
D. Kingma	M. Den Bleyker	M. Collins, M. Den Bleyker, E. Kaniewski, D. Kingma, C. Muller		M. Kazimir, F. Valenzuela

CASE# - ZB2011_9_1
 JSMC, LLC
 50 Essex Street
 Rochelle Park, NJ 07662
 Block 3, Lot 41

Attorney: DONALD M. ONORATO,ESQ.
 Witness: Michael Curicio

Mr. Curicio was sworn in and testified that he had designed the sign to be located at the east end of the driveway at 50 Essex Street. Marked into evidence was a revised site plan dated (A-6) 9-22-11. The sign was denied by the Zoning Officer as it exceeded the overall size, height and set back requirements. He proposed sign was 67 square feet in total, the height was 20 feet and the set back was 2.5 feet from the property lines. All of which needed a variance.

The Board questioned the architect as to why the sign needed to be that big, and he indicated that his clients wanted to mimic the sign at 60 Essex Street and place a panel (up to 9 or 10) for each tenant.



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The Board felt the property did not warrant such a big sign and that the sign at 60 Essex St. was located at a strip mall with a large parking lot in front.

After speaking to the client, the architect and attorney asked to adjourn the matter over to the June 28, 2012 meeting to provide an opportunity for the client to redesign the sign plan.

- LITIGATION:
- OTHER BUSINESS: Master Plan – A work session date of June 23rd at 9 am was agreed upon, to be held in the senior center. The goal was to have representatives from the Township of Rochelle Park attend.
- PUBLIC:
- ADJOURNMENT: 9:50 p.m.

Mot.	Sec.	Yes	No	Abstain
F. Valenzuela	M. Den Bleyker	All		