



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

December 19 2013

## MINUTES

- **CALL TO ORDER: 8:05 p.m.**
- **ROLL CALL:**  
Present: D. Kingma, M. Collins, M. Den Bleyker, E. Kaniewski, M. Kazimir  
Absent: H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky

**PLEDGE OF ALLIGANCE:**

- **APPROVAL OF NOVEMBER 2013 MINUTES w/corrections**

**Motion:** Committeeman Kazimir                      **Second:** M. Den Bleyker  
**Approved:** D. Kingma, M. Collins, M. Den Bleyker, E. Kaniewski, , Committeeman Kazimir  
**Not Approved:**  
**Abstain:**  
**Absent:** H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky

### MEMORIALIZATIONS

**PB\_2013\_10\_04**

**Happy Carwash and Detail**

**223 Route 17 South**

**Rochelle Park, NJ**

**Zone A Block 51.02 lot 5.02**

**Motion:** M. Den Bleyker                                      **Second:** E. Kaniewski  
**Approved:** D. Kingma, M. Collins, M. Den Bleyker, E. Kaniewski, , Committeeman Kazimir  
**Not Approved:**  
**Abstain:**  
**Absent:** H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky

**PB\_2013\_11\_1**

**UR Motorsports**

**163 W. Central Avenue**

**Rochelle Park, NJ 07662**

**Zone I Block\_00024/0002 Lot\_0034/0000**

**Approved with Correction on Page 11. Condition #28 re-classify ¾ ton class vehicle**

**Motion:** Committeeman Kazimir                      **Second:** D. Kingma  
**Approved:** D. Kingma, M. Collins, M. Den Bleyker, E. Kaniewski, M. Kazimir  
**Not Approved:**  
**Abstain:** M. Den Bleyker  
**Absent:** H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky



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

December 19 2013

**MINUTES**

**PB\_2013\_10\_03**

**JL Health and Wellness Center  
175 Route 17 South  
Rochelle Park, NJ 07662  
Zone BA1 Block 43.01 Lot 263**

**The above case was denied without prejudice**

**Motion: D. Kingma Second: M. Collins  
Approved: D. Kingma, M. Collins, M. Den Bleyker, E. Kaniewski, Committeeman Kazimir  
Not Approved:  
Abstain: M. Den Bleyker  
Absent: H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky**

**BUILDING AND LAND USE APPLICATIONS:**

**None**

- **LEGAL**
- **OTHER:**

The Township Committee presented the Board with a report regarding the Rochelle Park Rehabilitation Area from Heyer, Gruel & Associate. Committeeman Kazimir explained to the Board that this report defines the area within Rochelle Park in which rehabilitation - not redevelopment could take place. According to the planners, rehabilitation of an area is defined as an undertaking by means of extensive repair, reconstruction, or renovation of an existing area as opposed to redeveloping the area. It was explained to the Board that the rehabilitation approach is the only viable choice as opposed to redevelopment. Committeeman Kazimir asked that the Board accept the report and the Board will discuss in January.

**Motion: D. Kingma Second: M. Collins  
Approved: D. Kingma, M. Collins, M. Den Bleyker, E. Kaniewski, , Committeeman Kazimir  
Not Approved:  
Abstain: M. Den Bleyker  
Absent: H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky**

- **ADJOURNMENT: 8:55 p.m.**