



JULY 25, 2013

**MINUTES**

- **CALL TO ORDER: 8:03**
- **PLEDGE OF ALLIGANCE:**
- **ROLL CALL:**

Present: M. Collins, M. Den Bleyker, Chairman Kaniewski, D. Kingma, H. Mullen,  
C. Mueller, S. Viola, Chief Emeritus Zavinsky

Absent: Committeeman Kazimir

- **APPROVAL OF THE JUNE 2013 MEETING MINUTES**

Motion to Approve	C. Muller	Seconded:	M. Collins
Approve:	M. Collins, M. Den Bleyker, Chairman Kaniewski, D. Kingma, H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky		
Absent	Committeeman Kazimir		
Abstain			

- **MEMORIALIZATIONS - None**
- **BUILDING AND LAND USE APPLICATIONS:**

**PB CASE\_2013\_6\_1**  
**Developer Name / Project Address:**  
**Bergen County Acupuncture Center LLC.**  
**405 Rochelle Ave**  
**Rochelle Park, NJ 07662**  
**Zone C Block 86 Lot 1.01**

This case was carried over from the June 2013 meeting for notification. The Applicant Rachel Lopez attested that her testimony given at the previous meeting was true and accurate.

**From June:**

The Applicant appeared before the Board seeking a Minor Site Plan/Tenant Review to operate an Acupuncture/ Massage / Wellness Center at the above address.

Ms. Lopez testified that she will only hire licensed masseuses and acupuncturists and licenses will be displayed at all times. She also testified that her business will operate by appointment seven days a week. With appointments ranging from 9 am to 9 pm Monday through Friday and 10 am to 7 pm on the weekends. She plans on hiring a total of 3 employees who will utilize 2 therapy rooms at a time with 2 employees on shift at a time. She has ample parking.



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The Board approved this application: **8 Yes 0 No 0 Abstentions**

Motion to Approve	M. Den Bleyker	Seconded:	H. Mullen
Approve:	M. Collins, M. Den Bleyker, Chairman Kaniewski, D. Kingma, H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky		
Absent	Committeeman Kazimir		
Abstain			

- **LITIGATION:**
- **OTHER BUSINESS: Review of Township Ordinance**
  - **The Board discussed an additional draft to the Tenant Review Ordinance. The summation of the conversation was that we would send the Township Committee the following response:**

*The Planning Board has reviewed the attached ordinance and based on our experience and the advice of counsel we are requesting that you wait to enact the revision to Ordinance 185-04 Tenant Review.*

*We have sent a copy of the ordinance to the Township Planner for review. We feel it is prudent to wait for his input before moving forward with enacting the Ordinance.  
To synopsize the discussion of the Board on July 25:*

*NO to enacting the original ordinance drafted by the town – it is too broad and the part-time building official will be overtaxed in reviewing and interpreting the ordinance.*

*NO to enacting the developer draft – too many loopholes.*

*The Board would like further clarification as to what the rush is to vote on this. We would like the Planner to help draft the ordinance to ensure that the residents of Rochelle Park are not exposed to legal action or issues stemming from the ordinance: i.e. parking – change in volume of clientele – improper use of an office space - etc.*

*To quote the Chairman of the Board, “ A good law drafted with patience is better than a bad law drafted in haste.”*

*Please advise me as to what the Township Committee intends to do regarding Ordinance 185-04 at the next session, so I will be able to comply should you pass the ordinance.*

**All in Favor - 8**

- **PUBLIC:**
- **ADJOURNMENT: 9:20**