

**Township of Rochelle Park Planning Board
151 West Passaic Street
Rochelle Park, NJ 07662**

May 22, 2014 Minutes

CALL TO ORDER: 8:01

ROLL CALL: Chairman Kaniewski, Ms. Collins, Mr. Kingma, Committeeman Kazimir, Ms. Mueller, Mayor Valenzuela, Chief Emeritus Zavinsky. Absent: Ms. Mullen and Mr. Viola.

Pledge of Allegiance

APPROVAL OF THE APRIL 2014 MEETING MINUTES

Month	Motion	Second	Approve	Abstain
APRIL 2014	Ms. Mueller	Ms. Collins	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Committeeman Kazimir, Ms. Mueller, Mayor Valenzuela, Chief Emeritus Zavinsky	

MEMORIALIZATIONS:

PB_04_2014_01

Developer Name / Project Address:

EC Electronic Concepts
174 Route 17 North Unit 107
Rochelle Park, NJ 07662
Zone Ind. B Block 42.02 Lot 1

Mayor Valenzuela asked if this was from last month. Yes.

Motion	Second	Approve	Abstain
Chief Emeritus Zavinsky	Ms. Mueller	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Committeeman Kazimir, Ms. Mueller, Mayor Valenzuela, Chief Emeritus Zavinsky	

PB_04_2014_01

Developer Name / Project Address:

Smart Wrench/Luk Oil
230 Rochelle Ave
Rochelle Park, NJ 07662
Zone GA Block 29 Lot 5

Mayor Valenzuela said there is a start cleaning up the site. Mr. Kingma pointed out the operating hours.

Motion	Second	Approve	Abstain
Mayor Valenzuela	Mr. Kingma	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Committeeman Kazimir, Ms. Mueller, Mayor Valenzuela, Chief Emeritus Zavinsky	

BUILDING AND LAND USE APPLICATIONS:

PB_05_2014_01

Developer Name / Project Address:

Fresh Image Nail Corp.
 428 Rochelle Avenue
 Rochelle Park, NJ 07662
 Zone B, Block 58 Lot 22

Chan-Yun Joo is the attorney for client. A-1 in evidence certified mail receipts, A-2 proof of publication in *Our Town* dated 4/24/14, A-3 form of notice sent to property owners within 200', A-4 site plan of subject property undated, A-5 certified list of property owners within 200' of subject property dated 4/10/14. Application complete.

Principal owner Woon Kim, 428 Rochelle Avenue, was sworn in. Client wants to transfer business to her. Only the ownership is transferred. She has 4 employees including owner. Hours are 9:30 AM to 7:30 M-F, Saturday 9-6, Sunday 10-5. There are about 20 parking spaces. The owner of the building is John Azarian. Chairman Kanieski asked if there will be increase in customers. There should not be. Chief Zavinsky asked if the owner will delineate parking spaces. He said that the application shows 35, but none are delineated. Chairman asked if we can have building department check into this. Mayor Valenzuela said he'd have the building department check into it. They have already cleaned and painted inside.

Motion	Second	Approve	Abstain
Chief Emeritus Zavinsky	Committeeman Kazimir	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Committeeman Kazimir, Ms. Mueller, Mayor Valenzuela, Chief Emeritus Zavinsky	

PB_05_2014_02

The Presbyterian of the Palisades
 340 West Passaic Street
 Rochelle Park, NJ 07662
 Zone A1, Block 1.02 Lot 7.02

Robert Ryder appeared for applicant. A-1 in evidence certified mail cards sent to property owners within 200' of premises, A-2 notice in *The Record* dated 5/15/14 (not enough notice - 10 days required), A-3 letter of denial dated 3/13/14, A-4 survey of subject property dard 9/26/87, A-5 tax map of subject property, A-6 site plan undated. The application is not complete.

Robert Ryder, President of the Board of Trustees was sworn in. They are looking to put district offices in RP. There will be about 3 full time employees M-F 9-5. They have 3 reserved spots allocated and many visitors' spots. Owner RP 340 Associates. Do they expect a lot of visitors? Maybe 3-5. No issues with parking in Paramus. Mr. Kingma brought up some housekeeping issues. Lot 7.02 should be 7.01. Lot should be corrected for the re-notification. There was some renovation done with approval of building department. Applicant must appear next month.

No vote was taken.

PB_05_2014_03
 Sherbrooke Holding Co., LLC
 201 West Passaic Street
 Rochelle Park, NJ 07662
 Zone Business, Block 00082, Lot 00002

Mr. Gallina is recusing himself as he shares office space with the applicant. A-1 certified mail receipts for properties within 200', A-2 form of notice to property owners within 200', A-3 proof of publication the *Our Town* 5/8/14, A-4 certified list of property owners within 200' dated 4/25/14, A-5 interior floor plan undated, A-6 in evidence site plan of subject property undated. Chairman said application complete. Mr. Kazimir recused himself also.

William McClure, Esq. 201 West Passaic Street, appeared for applicant. Frank Kiernan, CEO of H & E Telephone Credit Union, was sworn in. They are currently located at 218 Route 17 since 1968. Federal Credit Union membership restricted to their charter. They do just about anything a bank does. Have 8 full time and 1 part time employees. Public hours are 10AM-3 PM and evening hours are Monday 7-9 PM and Thursday 6-8 PM. Employees usually there 9-4 PM. Usually 10-11 people per day; 6-7 in the evening. Most transactions are over the phone. They do not handle cash. There are 14 dedicated spaces in parking lot. The building has 210 total spaces. No ATM machines.

Ronald Bovino, manager of 201 West Passaic Street, was sworn in. He stated that taxes are up to date. He personally pays them prior to the 10th of the month. Mayor said they are never on list as being late. Chief Emeritus Zavinsky said that they have always been a good neighbor.

Motion	Second	Approve	Recused
Mayor Valenzuela	Ms. Mueller	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Mayor Valenzuela, Chief Emeritus Zavinsky	Committeeman Kazimir

PB_05_2014_04
 Coolidge Park 17, LLC
 218 Route 17 North
 Zone Business A, Block 51.01, Lot 1
 For Bergen County Board of Social Services,
 2nd, 4th and 5th floors

Mayor Valenzuela asked if he must recuse himself as he works for the County. There is no conflict. Craig Bossong, attorney for applicant, appeared for Coolidge Park. A-1 certified mail receipts of

property owners within 200', A-2 affidavit of proof of service sworn to on 5/21/14, A-3 form of notification to property owners within 200', A-4 proof of publication in *Our Town* 5/8/14, A-5 certified list of property owners within 200' dated 5/8/14, A-6 site plan 2nd floor dated 3/18/14, A-7 site plan 4th floor dated 5/17/14, A-8 2 sheets 4th floor, A-9 site plan for 5th floor dated 3/17/14. Craig Bossong appeared for BC Board of Social Services. All of 2 and 5 floors and part of 4th floor.

Alex Morales, 216 Route 17 North, was sworn in for BCBSS. They administer welfare and food stamps programs. There are 231 employees working 7:45 AM until 4:45 PM M-F. It's an independent agency. Bergen County has no executive authority. Foot traffic varies - beginning of the month maybe 150 per day; maybe 100 later in month. Identical operation as they have now in building next door. They are looking for less traffic. He was asked if clients use buses. Yes, many do. Have little emergency activity. There is security on premises and parking under and outside. Maybe more than 20 employees use public transportation. CS area is on 2nd floor. 5th floor there is no customer traffic. 4th floor is for training, finance, admin., light traffic. Areas with clear glass but security like a bank. Almost all employees are there at one time. Committeeman Kazimir asked if parking will be enough. Yes, based on town requirement for parking allocation. Have 343 spaces. Committeeman Kazimir counts 328. They do not need a parking variance. Available spots exceed what is required. Chief Zavinsky stated that he has never seen the parking lot maxed out. There about 25 part time employees. The lease is for 15 years.

Motion	Second	Approve	Abstain
Mayor Valenzuela	Committeeman Kazimir	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Committeeman Kazimir, Ms. Mueller, Mayor Valenzuela, Chief Emeritus Zavinsky	

Mayor Valenzuela moved to go into closed session seconded by Chief Emeritus Zavinsky at 9:38 PM.

Planning Board back in open session at 10:01 PM.

Committeeman Kazimir moved to adjourn seconded by Ms. Mueller at 10:05 PM. All were in favor.