

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

JANUARY 22, 2015 MEETING

AGENDA

MEETING CALLED TO ORDER BY THE CHAIRMAN – 8:00 P.M.

ROLL CALL –

REORGANIZATION –

MEMORIALIZATION(S) – IF ANY

BUILDING AND LAND USE APPLICATIONS –

APPLICANT - Bucco's Ristorante

60 Essex Street Block 3 Lot 25, 26 – 30

Minor Site Plan – Tenant Review

Glaucoma Institute of Northern New Jersey

87 West Passaic Street Block 84.01 Lots 2.02/CO 1.2

Minor Site Plan – Tenant Review

Warehouse Solutions/d/b/a Intelligent Audit.

365 West Passaic Street Block 103.01 Lot 1.02

Minor Site Plan – Tenant Review

Bergen Care Home Health/d/b/a Ascend Home Health of NJ

365 West Passaic Street Block 103.01 Lot 1.02

Minor Site Plan – Tenant Review

COMMITTEE REPORTS –

LITIGATION –

PAYMENT OF BILLS –

PUBLIC -

ADJOURNMENT -

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

JANUARY 22, 2015 MEETING

The meeting was called to order by Chairman Ed Kaniewski at 8:00 P.M. Mr. Kaniewski stated that proper notification of the meeting had been given to all parties specified in applicable law. He also stated that the meeting was being recorded and the proper procedures for addressing the Board.

ROLL CALL: - Present - E. Kaniewski, R. Zavinsky, C. Mueller, D. Kingma, M. Collins,
S. Viola, M. Kazimir, H. Mullen, G. Artola, Attorney – A. Gallina,
Secretary – F. Madden

Absent - J. Ouellette

REORGANIZATION: - Chairman – E. Kaniewski
Assistant Chairman – D. Kingma
Board Secretary – F. Madden
Board Attorney – A. Gallina

SCHEDULE: A motion was made by Mr. Viola to adopt the meeting schedule, for 2015,
seconded by Ms. Mullen. Motion Approved Unanimously

ADOPTION OF THE MINUTES: - A motion was made by Mr. Zavinsky to approve the minutes of
the December 18, 2014 minutes, as presented, seconded by Mr. Viola.

Voting – Yes – Kaniewski, Zavinsky, Mueller, Kingma, Collins, Viola, Mullen,

Artola

No – None

Abstain – Kazimir

Minutes Approved

MEMORIALIZATION: - A motion was made by Ms. Mueller to memorialize the resolution Approving the application of Fabrico Events LLC, 163 Central Ave. #D, Clock 24.02 Lot 34, Approved at the December 18, 2014 meeting seconded by Mr. Kingma.

Voting – Yes – Kaniewski, Zavinsky, Mueller, Kingma, Collins, Viola,

Mullen, Artola

No – None

Abstain – Kazimir

Memorialization Approved

BUILDING AND LAND USE APPLICATIONS:

Applicant - Bucco's Ristorante

60 Essex Street Block 3 Lots 25, 26 – 30

Minor Site Plan – Tenant Review

The application was carried to the next meeting due to an incomplete application. Mr. Gallina informed the applicant that proof of notification of owners within 200ft. must be presented and that the applicant must republish.

Applicant – Glaucoma Institute of Northern New Jersey

87 West Passaic Street Block 84.01 Lots 2.02/CO 1.2

Minor Site Plan – Tenant Review

Ms. Collins recused herself.

Mr. Gallina labeled documents A-1 – A – 6, and stated that the application was complete.

Dr. Paul Lama, was sworn, stated that he is moving his existing practice to the site. The hours of operation will be Monday – Friday – 7:00 A.M. – 5:00 P.M. There will be 47 parking places at the rear of the building and another 20 available at the front of the building. He stated that there would be 40 patients daily; as many as 20 at a given time. There will be 8 employees, including himself. There will be a reconfiguration of the rooms in accord with the plan submitted.

There will be minimal waste which will be disposed of by a contractor. There will be a sign added to the present one.

PUBLIC - None

Applicant - Warehouse Solutions d/b/a Intelligent Audit

365 West Passaic Street Block 103.01 Lot 1.02

Minor Site Plan – Tenant Review

Jennifer M. Knarich, attorney representing the applicant. Mr. Gallina labeled the documents A-1 – A -9, and stated that the application was complete.

Hannah Testani, the Chief Operating Officer of the applicant was sworn.

The applicant is a freight audit and payment company that audits shipments by clients. The hours of operation are Monday – Friday from 8:00. To 6:00 P.M. There will be 15 employees at the site. There are 17 parking spaces, including 4 assigned spaces for applicant's use. The applicant estimates that 2 or 3 clients will come to the site per month. There will be no overnight parking or deliveries at the site. The premises will be approximately 4,300 sq.ft.

Andrew C. Kastner, the Senior Project Manager for the landlord was sworn and stated That there are 715 parking spaces on site.

PUBLIC – None

A motion was made by Ms. Mueller to approve the application, seconded by Mr. Viola.

Motion Approved Unanimously

Applicant - Bergen Care Home Health, LLC

365 West Passaic Street Block 103.01 Lot 1.02

Minor Site Plan – Tenant Review

Jennifer M. Knarich, attorney representing the applicant. Mr. Gallina labeled the documents A-1 – A-8, and stated that the application was complete.

Anthony Spero, President of the applicant was sworn. Spero stated that The business provides home care for patients returning home from the hospital and also provides concierge services for patients at home. Hours of operation will be: Monday – Friday, 7:30 A.M. to 6:00 P.M. The applicant will employ 15 – 20 employees at the subject premises. There are 20 parking spaces, including 3 assigned spaces. The premises will be used as administrative offices, including the storage of medical records. There will be no patient care on site. There will be 3 to 5 home health care professionals coming to the site per day. There will be no testing for tuberculosis. There will be no overnight parking on or deliveries to the subject property. The premises are approximately 4,900 sq.t.

Andrew C. Kastner, the Senior Project Manager for the landlord, was sworn and stated that there are 715 parking spaces on site.

PUBLIC – None

A motion was made by Mr. Viola to approve the application, seconded by Ms. Mueller.

Application Approved Unanimously

COMMITTEE REPORTS: -None

LITIGATION: - None

PAYMENT OF BILLS: - A Motion was made by Mr. Zavinsky to pay the bills, seconded by Mr. Viola.

Motion Approved Unanimously

PUBLIC: - None

Discussion – Mr. Kazimir gave the Board an update regarding a redevelopment plan.

ADJOURNMENT: - A motion was made by Mr. Viola to adjourn, seconded by Ms. Collins.

Motion Approved Unanimously

Respectfully submitted,



Frank Madden
Secretary