

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WESDT PASSAIC STREET

JUNE 25, 2015 MEETING

AGENDA

WORK SESSION – 7:00 p.m.

MEETING CALLED TO ORDER BY CHAIRMAN – 8:00 p.m.

ROLL CALL –

APPROVAL OF MINUTES –

MEMORIALIZATIONS –

BUILDING AND LAND USE APPLICATIONS –

 APPLICANT – Massage Bliss

 442 Rochelle Avenue Block 58 Lots 22 – 26

 Minor Site Plan – Tenant Review (Continuation)

 Eli Adams Jewelers

 114 Essex Street Block 2 Lot 25

 Minor Site Plan - Tenant Review

COMMITTEE REPORTS –

LITIGATION –

PAYMENT OF BILLS –

OLD BUSINESS –

NEW BUSINESS -

PUBLIC –

ADJOURNMENT -

adjournment

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

JUNE 25, 2015 WORK SESSION MINUTES

The work session was called to order by Chairman Ed Kaniewski at 7:40 P.M.

Mr. Kaniewski stated that the purpose of the work session was to develop an updated Master Plan, required by the State of New Jersey.

Roll Call – Present – E. Kaniewski, C. Mueller, D. Kingma, Ms. Collins, S. Viola, M. Kazimir,

G. Artola, Attorney – A. Gallina, Secretary – F. Madden.

Absent – R. Zavinsky, J. Ouellette, M. Mullin

Mr. Gallina stated that there is a need to review past Master Plans, as well as develop a plan to meet the new parameters of the requirements set forth by the state.

Christopher Dochney, PP Senior Planner, representing Héyer, Gruel & Associates, Community Planning Consultants, chosen by the Township of Rochelle Park to assist in the formulation of an updated and mandated Master Plan for the township.

Mr. Dochney gave a review of previous plans submitted by Rochelle Park. He stated that the state requires a new and updated plan every ten years. He stated the last one was submitted in 2005. He reviewed the dates and some terms of previous plans (i.e., 1991, 1997, 2005). He also reported that a plan developed in 2011 was never officially adopted.

The Board members were invited to opine on areas they were concerned about.

Mr. Dochney and Mr. Gallina added that the “ Area of Remediation ” will have to be included, according to the latest decisions.

Another area to be clarified should be – One Principle Use and/or structure. Currently there is no ordinance specifying guidelines, etc., Senior Housing.

The meeting was recessed at 8:00 P.M. (Public Meeting). The Work Session was reopened at 8:50 P.M.

It was recommended that the previous submissions be reviewed dealing with Environmental Impact. Parking concerns for small businesses should be considered. Another major concern is that Rochelle Park has the largest number of senior citizens in Bergen County.

Mr. Gallina stated there is a need to form a time schedule form developing and completing the Master Plan. He requested that Mr. Dochney come back with updates, recommendations, and Affects of change to the township (i.e., August - September; October - November).

The session was adjourned at 10:10 P.M.

Respectfully submitted,



Frank Madden

Secretary