

June 24, 2010 MEETING MINUTES



PLANNING BOARD

CALL TO ORDER: Chairman Kaniewski called the meeting to order at 8:05 p.m.

ROLL CALL:

Present: E. Kaniewski, M. Collins D. Kingma, L. Ristovski M. Den Bleyker,
 C. Mueller(L), M. Kazimir, E. Cillick, F. Valenzuela, Phyllis Strohmeyer(L)
Absent:

APPROVAL OF THE MAY 2010 MEETING MINUTES

Motion to Approve: by, L. Ristovski seconded by M. Collins
YES E. Kaniewski, M. Collins D. Kingma, M. Den Bleyker, L. Ristovski
NO
Abstain
Absent Phyllis Strohmeyer (L) C. Mueller (L)

MEMORIALIZATIONS:

| | Mtn | Sec | EK | MC | DK | LR | MD B | CM | FV | PS | MK |
|--|-----|-----|----------|----------|----------|----------|----------|----|----------|----|----------|
| Sail Hammer Realty 114 Essex Street, Rochelle Park, NJ Block 2 Lot 25 | MC | MK | Y | Y | Y | Y | Y | NP | Y | NP | Y |
| Mack-Cali 365 W. Passaic Street, Rochelle Park, NJ Block 103.01, Lot 1.02 | LR | MC | Y | Y | Y | Y | Y | NP | Y | NP | Y |
| JSMC Realty, LLC 50 Essex Street, Rochelle Park, NJ Block 00003-Lot 00041 | MK | DK | Y | Y | Y | Y | Y | NP | Y | NP | Y |
| MKT, LLC/DBA Mamma Roxy's 532 W. Passaic Street, Rochelle Park, NJ Zone B- Block 102 Lot5 | MC | DK | Y w/a | Y w/a | Y w/a | Y w/a | Y w/a | NP | Y w/a | NP | Y w/a |

BUILDING AND LAND USE APPLICATIONS:

Tenant Review

Developer Name / Project Address: Community Bank of Bergen County
 18 Railroad Ave.
 Rochelle Park, NJ 07662
 Zone 4A Block 59 lot 5

Tenant Representative: Peter Michelotti, president and CEO, Community Bank

Attorney: Gregg F. Paster

Mr. Michelotti appeared before the Board represented by Mr. Paster to request a change in tenancy in the building currently owned and occupied by Community Bank, located at 18 Railroad Avenue. The bank is bringing in two new tenants: Suburban Title Insurance and Manufacturer Direct Inc. to occupy unrented



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office space in the building. Suburban Title has approximately 7-8 employees and Manufacturer Direct Inc would employ between 4 and 6 people.

Both businesses are office based and bring in little to no additional traffic. There is ample parking on site to accommodate the existing and new tenants. (85 spaces) The businesses would not have additional signage as their names will be placed on an existing sign. The hours of operation would remain the same.

The Board unanimously approved the tenant review:

Motion to approve P. Strohmeyer **Motion seconded by:** M. Kazimir

made by:
YES E. Kaniewski, M. Collins D. Kingma, L. Ristovski M. Den Bleyker,
C. Mueller, M. Kazimir, F. Valenzuela, P. Strohmeyer

NO
Abstain
Absent

Tenant Review

Developer Name / Project Address:

Wellness Medical Center
60 Essex Street
Rochelle Park, NJ 07662
Zone A Block 3 Lot 25-40

Tenant Representative: Dr. Elizabeth Lu
Attorney: Santo T. Alampi, Esq.

Dr. Lu, represented by Mr. Alampi, appeared before the Board for approval to open a medical practice on the second floor of 60 Essex Street. This space has never been occupied and the Dr. is making interior renovations to accommodate her practice. The hours of operation are between 8 am to 8 pm. Some of that time patients will not be present as Dr. Wu will be there handling paperwork.

Dr. Lu will employ two staff members and she anticipates approximately 25 patients within a 8 hour span. The building manager, Zak Malas was on hand and testified that there is ample parking for this use. Dr. Lu practices at Hackensack University Medical Center and also retains an office in Montville, NJ, where she sees patients on Tuesday.

The Board unanimously approved the tenant review:

Motion to approve P. Strohmeyer **Motion seconded by:** M. Collins

made by:
YES E. Kaniewski, M. Collins D. Kingma, L. Ristovski M. Den Bleyker,
C. Mueller, M. Kazimir, F. Valenzuela, P. Strohmeyer

NO
Abstain
Absent



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LITIGATION:

OTHER BUSINESS:

PUBLIC:

Mr. Cronin, 175 Rochelle Ave. (Windsor Court) Addressed the Board with concerns he has for the safety of new large residential structures being built in Rochelle Park. Mr. Cronin told the Board that he had experienced first hand the problems with standard building codes as they relate to fire systems and insulation. The Board appreciated his comments and told him that while we have no jurisdiction over the building code, we would pass his concerns along to our Building Official.

ADJOURNMENT:

Motion made by M. Collins and seconded by L. Ristovski, meeting adjourned at 9:45 pm.

Marlene Den Bleyker

Respectfully Submitted by:
Marlene Den Bleyker, Planning Board Secretary 7/22/2010