



**TOWNSHIP OF ROCHELLE PARK
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662**

APRIL 16, 2012

MEETING MINUTES

Call to Order:

Pledge of Allegiance:

Roll Call:

Present: M. Collins, M Den Bleyker, E. Kaniewski , D. Kingma, C. Muller, R. Zavinsky

Absent: M. Kazimir, L. Ristovski, G. Sorrentino, F. Valenzuela

Approval of March 2012 Meeting Minutes	Mot.	Sec.	Yes	No	Abst.
March 22, 2012 Meeting Minutes:	RZ	CM	M. Collins, M Den Bleyker, E. Kaniewski , D. Kingma, C. Muller, R. Zavinsky		
March 29, 2012 Meeting Minutes:	MDB	MC	M. Collins, M Den Bleyker, E. Kaniewski , D. Kingma, C. Muller, R. Zavinsky		

Memorializations:	Mot.	Sec.	Yes	No	Abst.
Case PB2012_03_1 The Tile Shop 156 Route 17 North Zone Ind-B Block 33 Lot 1.	MC	RZ	M. Collins, M Den Bleyker, E. Kaniewski , D. Kingma, C. Muller, R. Zavinsky		
Case PB2012_TR3_SPC New Jersey Decorating Exchange 174 Route 17 North Zone B Block 42.2 lot 1	MDB	DK	M. Collins, M Den Bleyker, E. Kaniewski , D. Kingma, C. Muller, R. Zavinsky		



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Land Use Applications:

**P2012_04_TR1
Sterling Law
17 Legion Place
Rochelle Park, NJ 07662**

*Applicant: Dana Sterling
Attorney: Joseph L. Mecca, Jr., Esq*

The applicant, Dana Sterling is an Attorney at Law of the State of New Jersey and is a sole practitioner.

She was seeking to run her law practice out of her husband, Daniel Sterling, offices located at 17 Legion Place. The current business is Sterling Tech, Inc. currently which is a "medical device technology company." The witness testified that she currently works as in-house counsel for Sterling Tech, Inc. and she would like to expand her practice to education law, representing parents of children with disabilities.

Ms. Sterling testified that she would be the sole employee of this practice and that there is sufficient parking to meet the needs of her business. It is her plan to operate in the office 9 a.m. to 5 p.m. and schedule the majority of her appointments on Fridays, when employees from the main business, Sterling Tech work from home. Ms. Sterling will place a sign near the front door, agreeing to comply with the Township code for signs.

The Board approved this application 6 to 0, with the witness stipulating to follow all township codes and conditions laid out in the resolution.

Mot	Sec.	Yes	No	Abst
RZ	DK	M. Collins, M Den Bleyker, E. Kaniewski , D. Kingma, C. Muller, R. Zavinsky		

**Case PB2012_03_2
Azzaritti- Kolsky Pedimedica
18 Railroad Ave.
Rochelle Park, NJ 07662
Zone Block 59 Lot 5**

*Applicant: George Azzariti, M.D. and Basil Bruno, M.D.
Attorney for building owner: Gary J. Zalarick, Esq.
Attorney for Applicant: David A. Nicolette, Esq.
Witness for building owner: Thomas G. Stearns III, P.E. of the firm of GB Engineering, LLC*

Mr. Thomas Stearns, engineer for the building owner testified regarding the first part of the application for site plan approval regarding upgrades to the sewer system in the property parking



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lot. The engineer was responding to some questions that the Township Engineer, Job and Job had for the applicant.

He stated that one of the questions regarding a new generator was not applicable because there were no plans to replace the existing generator that had been there since 2009.

This testimony was necessary because with the new tenant application, there will be an increase in sanitary sewer flow estimated at about 1,625 gallons per day. The Applicant stipulated that his firm would work with the Township Engineer on installation of the proposed sanitary sewer line. The proposed sewer line will enter the sanitary sewer lateral before the manhole depicted on the plan.

The Board requested and the Applicant agreed to install signage in the parking lot that will notify people parking their cars that the parking lot is prone to flooding. Mr. Sterns also said that they will add additional lighting to the parking lot and said there would be minimal spillage onto the neighboring properties. This is also subject to the Township Engineer's approval.

The second part of the application was the Tenant Review for Azzaritti- Kolsky Pedimedica, a pediatric physicians practice. George Azzariti, M.D was sworn in and testified that he would like to move his Rochelle Park practice, one of six in Bergen County, to the above address because he was joining practices with Summit Pediatrics, currently located in 55 Summit Ave. in Hackensack. His current office, which has been located on Rochelle Ave for the past 10 years.

Dr. Azzaritti's practice will employ ten employees and three doctors. (Two full -time and one part-time doctors.) The hours of operation will be from 8 a.m. to 8 p.m. Monday through Friday, 9 a.m. to 12 p.m. on Saturday with occasional Sunday hours for patients needing immediate treatment.

The office will have 13 examination rooms, and the property owner has allotted 28 parking spaces of the 98 parking spaces on the premises.

When the Board questioned the expansion of the business (i.e. adding more doctors) the second Applicant Dr. Basil Bruno, M.D. testified that there were limitations to the amount of doctors in one office as having more than four doctors would "interrupt the continuity of care."

The Board approved this application 6 to 0, with the witness stipulating to follow all township codes and conditions laid out in the resolution and with approval of all work being subject to the Township Engineer, Job and Job.

Mot	Sec.	Yes	No	Abst
MC	RZ	M. Collins, M Den Bleyker, E. Kaniewski , D. Kingma, C. Muller, R. Zavinsky		



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- **LITIGATION:** Mr. Gallina updated the Board on the status of the Rochelle Park Auto Body case stating that the case may be delayed due to Judge Conti being transferred to another case. He will advise us further at the next meeting.
- **OTHER BUSINESS:** The Board discussed the Master Plan - and we are in the process of working on items to address with Mr. Mc Groarty, before we meet with him. The Board has received Mr. Mc Groarty's recommendations via email and is in the process of reviewing them.
- **PUBLIC:** Mr. Cronin who lives at 175 Windsor Court addressed the Board regarding the conditions of the properties located in the downtown section on Rochelle Avenue. He also had concerns with County engineers doing work at the intersection of Railroad and Rochelle Ave.

The Board differed to Committeeman Valenzuela regarding the County project and the Board Secretary explained to Mr. Cronin that we have approved new business in the area and that it is also part of our Master Plan Review.

- **ADJOURNMENT:** 9:25 p.m.

Respectfully Submitted on May 24, 2012 by:

Marlene Den Bleyker

Marlene Den Bleyker, Secretary, Rochelle Park Planning Board.