



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

August 23, 2012

**MEETING MINUTES**

**Call to Order: 8:05**

**Pledge of Allegiance:**

**Roll Call:**

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

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

<b>Memorializations:</b>	<b>Mot.</b>	<b>Sec</b>	<b>Yes</b>	<b>No</b>	<b>Abst.</b>
<b>SAC Realty D-Variance 96 parkway Rochelle Park, NJ 07662 Block 19.02 Lot 1 Block 18.01</b>	MDB	MC	M. Collins, M Den Bleyker, E. Kaniewski , M. Kazimir, C. Muller, R. Zavinsky		D, Kingma
<b>Case PB2012_7_1 RP Associates 340 W. Passaic Street Rochelle Park, NJ 07662 Zone B-B Block 102 Lot 7.02</b>	DK	RZ	M. Collins, M Den Bleyker, E. Kaniewski , M. Kazimir, D. Kingma, C. Muller, R. Zavinsky		
<b>Case PB 2012_7_2 Lucky Dog Tavern 55 Route 17 South Rochelle Park, NJ 07662 Zone A Block 16 Lot 17</b>	RZ	MDB	M. Collins, M Den Bleyker, E. Kaniewski , M. Kazimir, D. Kingma, C. Muller, R. Zavinsky		
<b>PB Case 2012_8_SPC Coolidge Park 17 North 218 Rt 17 North Rochelle Park, NJ</b>					
<b>PB Case 2012_8_SPC1 American Railcar Suite 416</b>	RZ	CM	M. Collins, M Den Bleyker, E. Kaniewski , D. Kingma, C. Muller, R. Zavinsky		M. Kazimir
<b>PB Case 2012_8_SPC2 Sterling Medical Devices Suite 406A</b>	CM	MC	M. Collins, M Den Bleyker, E. Kaniewski , D. Kingma, C. Muller, R. Zavinsky		M. Kazimir
<b>PB Case 2012_8_SPC3 Techminds Suite 406</b>	MDB	DK	M. Collins, M Den Bleyker, E. Kaniewski , D. Kingma, C. Muller, R. Zavinsky		M. Kazimir
<b>PB Case 2012_8_SPC4 Florio, Perrucci et al. Suite 410</b>	MDB	CM	M. Collins, M Den Bleyker, E. Kaniewski , D. Kingma, C. Muller, R. Zavinsky		M. Kazimir



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**Land Use Applications:**

**PB Case 2012\_8\_1**

**Tony Matura**

**Saddle Brook Thermal Consulting**

**40 Essex Street**

**Rochelle Park, NJ 07662**

**Zone B-A Block 4 Lot 18**

*Applicant: Tony Matura*

*Attorney: Bennett Wassertrum, Esq*

The applicant, Tony Matura testified that he intends to use the above address for office use. Matura will be the only person occupying the office space and he will not store construction equipment or vehicles at this location, as the primary construction site is located in Long Island, NY.

The applicant will only use the office for paperwork, estimates, drawings and telephone conferences. He also testified that hours of operation would be from 7:00 a.m. to 7 p.m. Monday through Saturday.

Property owner Thomas Orr, was sworn and testified that he is the owner of the property and the applicant will be occupying 425 square feet of space in the second floor of the building.

**The Board approved this application 7 to 0, with the witness stipulating that he will follow all township codes and conditions laid out in the resolution.**

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

**Case PB2012\_03\_2**

**Jonathan D'Atria**

**Showcase Puppies, LLC**

**223 Route 17 South**

**Rochelle Park, NJ 07662**

*Applicant: Jonathan D'Atria*

*Attorney for Applicant: Francis A. Ciabrone, Esq*

**Jonathan D'Atria**, applied to the Planning Board of the Township of Rochelle Park seeking Minor Site Plan Tenant Review to operate a "puppy retail store" at the property listed above.

Ferit Salei, a principal of the Applicant testified on Mr. D'Artia behalf. He stated that the hours of will be from 11:00 a.m. to 8:00 p.m. six days per week, employing two to three employees. He



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anticipates two to three sales per day and five to six customers to enter the location on a daily basis. The proposed business is the retail sale of puppies along with dog food and other accessories related to puppies. Salei stated that no alterations would be performed to the building. When asked about waste disposal, he stated that the garbage would be placed in a container in the north corner of the property. Garbage will be stored in plastic containers and will be picked up two to three times per week.

The next witness, Diane O'Shea, testified that she will manage the business and has over 20 years of experience. When questioned she stated that The Applicant will purchase puppies from private breeders and that the puppies will be registered. She said that the business would house approximately 20-25 puppies on the premises. She also stated that there would be an in house veterinarian that will examine all puppies before sale. There will be no boarding or grooming. When questioned by the Board, O' Shea also clarified that any waste will be bagged and put in a dumpster.

Michael Kazmir, who resides at 114 Hazley Avenue, Rochelle Park, NJ, was sworn and inquired of the witness as to what type of breeders will the Applicant be purchasing from? O' Shea explained that the breeders are located in New York State. Usually the "mother and father" are on the premises. She stated that the proposed business would not deal with "puppy mills."

The Board was concerned with the parking situation, stating that there are only two parking spaces on the lot. The Applicant stated that Showcase Puppies would share the parking lot with *Starlight Tattoos*. Additionally the applicant stipulated there would be no "kennels" located outside the building; No puppies will be boarded or allowed outside the building; there will be an employee at the subject premises on weekends to take care of the puppies and that they are registered with the Department of Community Affairs.

Glenn A. Stubaus, R.A., a licensed architect of the State of New Jersey who prepared the site plan testified that there is an existing unoccupied building at this location and the applicant will not be making exterior alterations to the building. He stated that there would be some interior alterations, which will consist of the removal of certain existing partitions, the construction of new partitions, and the installation of a dishwasher, washing machine, sink and floor drain. There is one solid exit door and the Applicant stipulated that he would install soundproofing to lessen the barking noises for the neighbors.

**Board Members Collins and Kazmir recused themselves. The Board approved this application 4 to 1, with the witness stipulating that he will follow all township codes and conditions laid out in the resolution.**

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



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PB Case PB2012\_8\_3

Maywood Realty Associates LLC. (Parking Lot)

113 Essex Street

Rochelle Park, NJ 07662

Block 1 Lots 14-17

Applicant: MAYWOOD REALTY ASSOCIATES, LLC,

Attorney: James E. Jaworski, Esq.

The Applicant came before the Board to have a site plan review for a portion of the parking lot where there are 15 parking spaces located in the Township of Rochelle Park. The rest of the property lies in the Borough of Maywood.

Dante Implicito, M.D., a principal of the Applicant testified that the building in Maywood would be Used as a surgical center. Three surgeons will be occupying the subject building located in Maywood, New Jersey. An application for occupancy has been approved by the Borough of Maywood.

The parking lot in Rochelle Park will be landscaped and reconfigured. All other improvements are located in the Borough of Maywood. There is one light pylon and one catch basin located in Rochelle Park.

**The Board approved this application 7 to 0, with the witness stipulating that he will 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 , M. Kazimir, D. Kingma, C. Muller, R. Zavinsky		

- LITIGATION:
- OTHER BUSINESS : Vigilant Technologies will be applying to the Zoning Board of Adjustments
- PUBLIC:
- ADJOURNMENT: 10:45 p.m.

Respectfully Submitted on September 27, 2012 by:

Marlene Den Bleyker, Secretary, Rochelle Park Planning Board.