



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
 151 WEST PASSAIC STREET
 ROCHELLE PARK, NJ 07662

June 28, 2012 Meeting Minutes

- CALL TO ORDER: 8:05 pm
- Pledge of Allegiance
- ROLL CALL:
 Present: M. Collins, M. Den Bleyker, E. Kaniewski, , D. Kingma, C. Muller R. Zavinsky,
 Absent: G. Sorrentino, M. Kazimir, F. Valenzuela, L. Ristovski
- APPROVAL OF THE MAY 2012 MEETING MINUTES - With amendment

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

MEMORIALIZATIONS - None

BUILDING AND LAND USE APPLICATIONS:

An announcement was made the SAC Realty was postponed until July 26, 2012.

CASE# - ZB2011_9_1
 JSMC, LLC
 50 Essex Street
 Rochelle Park, NJ 07662
 Block 3, Lot 41
 Applicant:JSMC Michael Curcio
 Attorney: Donald M. Onorato, Esq

This matter was continued from the May 24, 2012 meeting. Initially the applicant came before the board for approval to erect a freestanding sign. The Board found the sign to be excessive and the applicant requested to adjourn the application until June 2012.

At the June meeting the applicant appeared with an amendment to its application to reduce the size of the freestanding sign. The site plan was prepared by Edward T. Chudinski, Jr, a licensed architect, who testified that the sign would measure 31.5 square feet and that the bottom of the sign will be four feet off the ground. He also testified that the sign would have a five foot set back from the roadway.

Based on the revised plan, the Board unanimously approved the sign with conditions placed in the resolution.

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

PB Case PB2012_6_2
 Adebola Dele-Michael MD
 50 Essex Street
 Rochelle Park, NJ 07662
 Zone I/B Block 3 lot 41

Applicant is DELE-MICHAEL GROUP, LLC - Adebola Dele-Michael, MD. Abiola Dele-Michael, MD
 Attorney Mohamed H. Nabulsi, Esq



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The applicant appeared before the Board for approval to operate a Dermatology medical practice and Cardiology medical practice located at the above address.

The applicant, Adebola Dele-Michael, MD., testified that she intends to run a Dermatology and Cosmetic Medical practice. There will be two employees, a receptionist and a medical assistant. She stated that she will see approximately two patients per hour. The hours of operation will be 6 a.m. to 7:30 p.m. Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturday.

The second applicant, Abiola Dele-Michael, MD is the husband of Adebola Dele-Michael. He is licensed physician with a general Cardiology and Imaging Studies, Ultrasound medical practice. He intends to share the space with his wife. He intends to see about two patients per hour and he will share the employees with his wife.

The building offers eight designated parking spaces with an additional two spaces. The applicants testified that there will be no medical waste and that the practice has a low volume of patients.

The Board unanimously approved the application for this tenant.

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

PB Case PB2012_6_1
 Vigilant Technologies, Inc
 75 W. Passaic Street
 Rochelle Park, NJ 07662
 Zone A-ind. Block 84.01 Lot 2.01

Attorney: Michael Ridgway
 Expert Witness: Sheri Weber – Engineer

Vigilant Technologies is applying to the Board for approval of placing their Co-location equipment on to of the Verizon Building, located at the above address. Ms. Weber testified on behalf of the applicant. She drafted the site plan that would include 3 microwave dishes – one 2’ dish, one 4’ dish and one 6’ dish to be located on the roof of the Verizon building. She went on to describe the placement and how they would be mounted, but was unable to address any concerns the Board members had.

Additionally, two residents, Paul Kortez, who resides at 20 Cedar Drive and Maria Distasso who lives at 24 Cedar Drive, testified that there were loud noises coming from the building and they expressed fear of the dishes falling of the roof.

It was determined that the matter had to be carried over until August for because, the Township Building official did not inspect the premises and give information to the Board and the applicant failed to provide expert witnesses to address the equipment concerns.

The matter will continue on August 23, 2012.

- LITIGATION: Rochelle Park Auto Body – Off the record
- OTHER BUSINESS:
 - Master Plan
 - Background Checks – Board members were handed out Background Checks from the Township Administrator’s office.
- PUBLIC:
- ADJOURNMENT: 10:45