



April 25, 2013

MEETING MINUTES

- **CALL TO ORDER:**
- **PLEDGE OF ALLIGANCE:**
- **ROLL CALL:**

Present: M. Collins, M. Den Bleyker, Chairman Kaniewski, D. Kingma, H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky

Absent: Committeeman Kazimir

- **APPROVAL OF THE MARCH 2013 MEETING MINUTES**
 - Approved
- **MEMORIALIZATIONS** - None
- **BUILDING AND LAND USE APPLICATIONS:**

PB CASE_2013_4_1

Developer Name / Project Address:

Genesis Network Group

18 Railroad Avenue

Rochelle Park, NJ 07662

Zone Block 59 Lot 5

Applicant: GEORGE FRANGOS

Attorney: Martin Fishman, Esq.

The Applicant George Frangos appeared before the Board to seek approval to operate a computer repair and network service in the Community Bank Office Building located at the above address.

The Applicant testified that he will be using the space as a general office where there will be files and records and that there will be no customers coming to the office. He also stated that there will be no alterations and his hours of operation will be Monday through Friday, 9:00 a.m. to 6:00 p.m. This location has plenty of parking available.

The Board approved this application with 8 to Approve – 1 Member Absent.

Motion to Approve

M. Den Bleyker

Seconded:

C. Mueller

Approve:

M. Collins, M. Den Bleyker, Chairman Kaniewski, D. Kingma, H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky

PC CASE_2013_4_2

Developer Name / Project Address:

Center Stage Dance Studio

340 W. Passaic Street

Rochelle Park, NJ 07662

Zone Bus-B Block 102 lot 7.01

Applicant is ANNE MARIE COELHO

Ms. Anne Marie Coelho, appeared before the Board of with an application to operate a dance studio at the above address. The applicant testified that she has operated her business in Rochelle Park for over 30 years and that her current building is being sold.



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The business will occupy approximately 3000 square feet and that there will be three employees. She stated that the hours of operation will be Monday through Friday from 4:00 p.m. to 10:00 p.m. and Saturday from 9:00 a.m. to 5:00 p.m.

Ms. Coelho also testified that there will be approximately one class per with six to 14 participating children. The renovations will create two dance rooms in the studio with an administrative area. There is ample parking on site.

The Board approved this application with 8 to Approve – 1 Member Absent.

Motion to Approve M. Den Bleyker Seconded: D. Kingma
Approve: M. Collins, M. Den Bleyker, Chairman Kaniewski, D. Kingma, H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky

PB CASE_2013_4_3

Developer Name / Project Address:

BPI Video

336 West Passaic Street

Rochelle Park, NJ 07662

BLOCK 102, LOT: 7.02

Applicant: ROBERT POLISEO

Mr. Poliseo appeared before the Board to seek permission to operate a post video production office at the above address. He testified that he does not have any set hours and he probably will not be at the office every day.

The Applicant testified that he will be using the office for post production editing of videos and that all videos will shot on location. Mr. Poliseo stated that he shoots videos for advertising, marketing and political campaigns. The Applicant plans on using 1 parking space while at the office and there will be no traffic or clients coming to the office. Mr. Poliseo stated that the equipment will be kept at his home. The hours of operation will be 9:00 a.m. to 6:00 p.m. Monday through Friday and as needed.

The Board approved this application with 8 to Approve – 1 Member Absent.

Motion to Approve M. Den Bleyker Seconded: D. Kingma
Approve: M. Collins, M. Den Bleyker, Chairman Kaniewski, D. Kingma, H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky

PB CASE_2013_4_4

Developer Name / Project Address:

International Food Carrier, LLC

336 West Passaic Street

Rochelle Park, NJ 07662

BLOCK 102, LOT: 7.02



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Applicant: JEFFERY C. YOON

Mr. Jeffery C. Yoon appeared before the board for approval to operate a food shipping brokerage business at the above address. (Please note the subject premises are different) Again, the purpose will be for the Applicant to arrange shipping of Japanese food products. He stated that this office is 400 square feet and it will be a one person office (potentially with 2 employees in the future).

Mr. Yoon travels to his customer's warehouses and the office is intended for office purposes only. There will be no food storage.

His hours of operation of the proposed office will be 9:00 a.m. to 6:00 p.m., Monday through Friday. The Applicant also stated that there will not be trucks visiting this site.

The Board approved this application with 8 to Approve – 1 Member Absent.

Motion to Approve	D. Kingma	Seconded:	Chief Emeritus Zavinsky
Approve:	M. Collins, M. Den Bleyker, Chairman Kaniewski, D. Kingma, H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky		

PB CASE_2013_4_5

Developer Name / Project Address:

**SanGuinine Software Solutions
340 W. Passaic Street
Rochelle Park, NJ 07662
Zone Bus-B Lot 1.07 Block 7.01**

Did not appear, scheduled for May 23, 2013.

PB CASE_2013_4_6

Developer Name / Project Address:

**Cargo Mega Carrier
336 West Passaic Street
Rochelle Park, NJ 07662
BLOCK 102, LOT: 7.0**

Applicant: JEFFERY C. YOON

Mr. Jeffery C. Yoon again appeared before the board for approval to operate a food shipping brokerage business at the above address. He will be arranging shipping of Japanese food products.



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He stated that this office is 400 square feet and it will be a one person office (potentially with 2 employees in the future).

Mr. Yoon travels to his customer’s warehouses and the office is intended for office purposes only. There will be no food storage.

His hours of operation of the proposed office will be 9:00 a.m. to 6:00 p.m., Monday through Friday. The Applicant also stated that there will not be trucks visiting this site.

The Board approved this application with 8 to Approve – 1 Member Absent.

Motion to Approve Chief Emeritus Zavinsky Seconded: S. Viola
Approve: M. Collins, M. Den Bleyker, Chairman Kaniewski, D. Kingma, H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky

PB CASE_2013_4_7

Developer Name / Project Address:
IPA Risk Management, LLC
340 W. Passaic Street
Rochelle Park, NJ 07662
Zone Bus-B Lot 1.02 Block 7.01

Applicant is GREG HEITMANN

Mr. Heitmann appeared before the Board seeking permission to operate a commercial insurance agency. He testified that his business generates approximately one or two customers visit the office per month, and he will employ 3 people on site. The hours of operation will be Monday through Friday 9:00 a.m. to 6:30 p.m. There are 84 parking spaces on site. There are 2 parking spaces dedicated to the Applicant out of 84 spaces on the lot.

Mr. Heitmann stated that he has been in the insurance business for 36 years. He also stated that there will be no claims settlement at the subject premises and that he does not sell reinsurance.

The Board approved this application with 8 to Approve – 1 Member Absent.

Motion to Approve Chief Emeritus Zavinsky Seconded: S. Viola
Approve: M. Collins, M. Den Bleyker, Chairman Kaniewski, D. Kingma, H. Mullen, C. Mueller, S. Viola, Chief Emeritus Zavinsky

- **LITIGATION:**
- **OTHER BUSINESS:** The Board discussed a proposed change to the tenant review ordinance. We will be meeting with the Township Committee to review.
- **PUBLIC:**
- **ADJOURNMENT:** 9:40