

**Township of Rochelle Park Planning Board  
151 West Passaic Street  
Rochelle Park, NJ 07662**

**August 28, 2014 Minutes**

CALL TO ORDER: 8:05 PM

Pledge of Allegiance

**ROLL CALL:** Chairman Kaniewski, Ms. Collins, Committeeman Kazimir Mr. Kingma, Ms. Mueller, Ms. Mullen, Mr. Viola, Chief Emeritus Zavinsky.

**Absent:** Mayor Valenzuela.

**APPROVAL OF THE JULY 2014 MEETING MINUTES**

| Month | MOTION     | SECOND     | APPROVE  | ABSTAIN              |
|-------|------------|------------|--|----------------------|
| JULY  | Ms. Mullen | Mr. Kingma | Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Ms. Mullen Mr. Viola, Chief Emeritus Zavinsky. | Committeeman Kazimir |

**MEMORIALIZATIONS:**

PB\_07\_2014\_01  
Electronics Concepts  
174 Route 17 North, Unit 107  
Rochelle Park, NJ 07662  
**Zone Industrial, Block 42.02, Lot 1**

| Month  | MOTION                  | SECOND      | APPROVE  | ABSTAIN              |
|--------|-------------------------|-------------|--|----------------------|
| August | Chief Emeritus Zavinsky | Ms. Mueller | Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Ms. Mullen Mr. Viola, Chief Emeritus Zavinsky. | Committeeman Kazimir |

PB\_07\_2014\_02  
Jigging World Corp.  
174 Route 17 North  
Rochelle Park, NJ 07662  
**Zone Industrial, Block 42.02, Lot 1**

| Month  | MOTION      | SECOND    | APPROVE  | ABSTAIN              |
|--------|-------------|-----------|--|----------------------|
| August | Ms. Mueller | Mr. Viola | Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Ms. Mullen Mr. Viola, Chief Emeritus Zavinsky. | Committeeman Kazimir |

PB\_07\_2014\_03

Dynamic Expo, LLC

174 Route 17 North, Unit 107

Rochelle Park, NJ 07662

**Zone Industrial BA-1, Block 42.02, Lot 1**

| Month  | MOTION    | SECOND     | APPROVE  | ABSTAIN              |
|--------|-----------|------------|--|----------------------|
| August | Mr. Viola | Ms. Mullen | Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Ms. Mullen Mr. Viola, Chief Emeritus Zavinsky. | Committeeman Kazimir |

**BUILDING AND LAND USE APPLICATIONS:**

PB\_08\_2014\_01

Comfort Keepers

350 West Passaic Street

Rochelle Park, NJ 07662

Zone A-1, Block 1.02 Lot 6

A-1 in evidence certified mail receipts for property owners within 200', A-2 certified green cards sent to property owners within 200', A-3 certified list of property owners within 200', proof of publication in *Our Town* dated 8/7/14, A-5 copy of tax map depicting subject property, A-6 letter of denial from zoning officer dated 7/14/14, A-7 form of notice to property owners, A-8 survey of subject property dated 7/5/83, A-9 parking plan. Application complete.

Dan Hlavaty, 350 West Passaic Street, was sworn in. He and his wife run an in home care business. They help seniors remain in their homes. He and wife are only employees now. Have 4 outside of the office. They anticipate more than 100 people working outside of the office. They have not run a business like this before. Hours are 8:30 to 6 M-F. General office. Painting and carpeting are only changes. Assigned spaces under building.

Companion care- no license needed. License for more personal care needed. CHHA certified for personal care. They do train for companion care. New venture for them. They have very personal experience, not professional. They do not have this certification themselves. They have been trained, as this is a franchise. They do check background of employees. Employees are not sub-contractors.

| Month  | MOTION      | SECOND     | APPROVE   | ABSTAIN |
|--------|-------------|------------|---|---------|
| August | Ms. Mueller | Ms. Mullen | Chairman Kaniewski, Ms. Collins, Committeeman Kazimir Mr. Kingma, Ms. Mueller, Ms. Mullen Mr. Viola, Chief Emeritus Zavinsky. |         |

**INFORMAL HEARING**

**Northern Park  
Terrace Avenue  
Block 67, Lots 1.01 & 2**

Brian Chewcaskie appeared for Northern Park. Ms. Mueller and Mr. Kazimir recused themselves. Slight modification of western lot line. They will file a deed showing boundaries. This provides a larger setback. Requesting a resolution that this is final site plan.

Calisto Bertin, 66 Glen Ave., Glen Rock was sworn in. Qualified as expert in engineering. On each survey the Sprout Brook meandered. They searched and found a plan by the County that established a center line for the brook.

Marked in evidence A-1 application and supporting documents, A-2 plan entitled property line adjustment 2 sheets by Bertin Engineering - sheet 2 shows movement of line. B-1 Mr. Job's letter of 8/21/14, B-2 letter 7/2/13 from Job.

Chairman Kaniewski asked if this has been financed. Yes, that is why this must be addressed.

A-3 in evidence is letter from County 3/13/14, A-4 boundary & topographical survey by Bertin Engineering last revised 8/11/14.

Asking Board to amend to correct lot line adjustment.

Ms. Mueller, was sworn in from the audience, asked about emergency access driveways or walkways? Which is it? It's a paved area for emergency access vehicles.

Requesting a motion to amend approved site plan solely to correct the lot line adjustment.

Amended to include de minimus lot line adjustment.

| Month  | MOTION     | SECOND    | APPROVE  | RECUSED                               |
|--------|------------|-----------|--|---------------------------------------|
| August | Mr. Kingma | Mr. Viola | Chairman Kaniewski, Ms. Collins Mr. Kingma, Ms. Mullen Mr. Viola, Chief Emeritus Zavinsky. | Ms. Mueller and Committeeman Kazimir. |

This will be on September 25 agenda for formal resolution.

Motion to go into closed session at 9:20 PM.

| Month  | MOTION     | SECOND    | APPROVE   | ABSTAIN |
|--------|------------|-----------|---|---------|
| August | Mr. Kingma | Mr. Viola | Chairman Kaniewski, Ms. Collins, Committeeman Kazimir Mr. Kingma, Ms. Mueller, Ms. Mullen Mr. Viola, Chief Emeritus Zavinsky. |         |

Returned to open session at 9:25 PM

Secretarial position was discussed. Frank Madden and Ann Marie Wells have applied for the position. The pros and cons of each of them were discussed. Each of them are excellent candidates. However, after much discussion, the Board agreed to ask Mr. Madden to become the Planning Board secretary. He performed the job previously for many years and it was felt that this experience would be an asset.

Motion to approve Frank Madden as secretary.

| Month  | MOTION     | SECOND    | APPROVE   | ABSTAIN                           |
|--------|------------|-----------|---|-----------------------------------|
| August | Ms. Mullen | Mr. Viola | Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Ms. Mullen Mr. Viola, Chief Emeritus Zavinsky. | Ms. Collins, Committeeman Kazimir |

Motion to adjourn at 9:50 PM.

| Month  | MOTION     | SECOND     | APPROVE   | ABSTAIN |
|--------|------------|------------|---|---------|
| August | Ms. Mullen | Mr. Kingma | Chairman Kaniewski, Ms. Collins, Committeeman Kazimir Mr. Kingma, Ms. Mueller, Ms. Mullen Mr. Viola, Chief Emeritus Zavinsky. |         |