

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

July 24, 2014 Minutes

CALL TO ORDER: 8:10 PM

Pledge of Allegiance

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

Absent: Committeeman Kazimir, Mayor Valenzuela.

APPROVAL OF THE JUNE 2014 MEETING MINUTES

Month	MOTION	SECOND	APPROVE	ABSTAIN
JUNE	Mr. Viola	Ms. Mueller	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Mr. Viola.	Ms. Mullen, Chief Emeritus Zavinsky.

MEMORIALIZATIONS:

PB_05_2014_02

The Presbyterian of the Palisades (CONTINUED)

340 West Passaic Street
Rochelle Park, NJ 07662
Zone A1, Block 1.02 Lot 7.02

MOTION	SECOND	APPROVE	ABSTAIN
Ms. Mueller	Mr. Viola	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Mr. Viola.	Ms. Mullen, Chief Emeritus Zavinsky.

PB_06_2014_01

Nicholas Boylan, LBL Associates

350 West Passaic Street
Rochelle Park, NJ 07662
Zone A-1, Block 1.02 Lot 6

MOTION	SECOND	APPROVE	ABSTAIN
Mr. Kingma	Mr. Viola	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Mr. Viola.	Ms. Mullen, Chief Emeritus Zavinsky.

Page 2

PB_06_2014_02
Jeff Willner, JTW Investments
350 West Passaic Street
Rochelle Park, NJ 07662
Zone A-1, Block 1.02 Lot 6

MOTION	SECOND	APPROVE	ABSTAIN
Mr. Kingma	Ms. Mueller	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Mr. Viola.	Ms. Mullen, Chief Emeritus Zavinsky.

PB_06_2014_03
RR & F Logistics, LLC
395 West Passaic Street
Rochelle Park, NJ 07662
Zone A-1, Block 103.02, Lot 4

MOTION	SECOND	APPROVE	ABSTAIN
Ms. Collins	Mr. Viola	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Mr. Viola.	Ms. Mullen, Chief Emeritus Zavinsky.

PB_06_2014_04
Panos Brands, LLC
395 West Passaic Street
Rochelle Park, NJ 07662
Zone A-1, Block 103.02, Lot 4

MOTION	SECOND	APPROVE	ABSTAIN
Ms. Collins	Mr. Viola	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Mr. Viola.	Ms. Mullen, Chief Emeritus Zavinsky.

BUILDING AND LAND USE APPLICATIONS:

PB_07_2014_01
Electronics Concepts
174 Route 17 North, Unit 107
Rochelle Park, NJ 07662
Zone Industrial, Block 42.02, Lot 1

Attorney Adam Shefki appeared for applicant. A-1 in evidence certified mail return receipts, A-2 proof of publication in *The Record* dated 7/14/14, A-3 envelope returned to sender unclaimed, A-4 certified list of property owners within 200' dated 7/25/14, A-5 attached to application is site plan of subject property. Attorney explained regarding unpaid taxes. Application will be subject to all taxes being paid. Attorney explained that Mr. Paul Bochner needs retail space in addition to the space approved in April. Unit 101 high end stereo sales and Unit 107 stock/office space. 9-5 Monday-Friday, Saturdays possible 9-5. One other employee. Customers by appointment only. Parking unassigned, roughly 25 in front and more on side. All deliveries to 107 warehouse type space. One truck smaller than a cargo van. Would like to add their name to sign.

Motion to approve application subject to payment of taxes by owner.

	SECOND	APPROVE	ABSTAIN
Chief Emeritus Zavinsky.	Mr. Viola	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Ms. Mullen, Mr. Viola, Chief Emeritus Zavinsky.	

PB_07_2014_02
 Jigging World Corp.
 174 Route 17 North
 Rochelle Park, NJ 07662
Zone Industrial, Block 42.02, Lot 1

Attorney Adam Shefki appeared for applicant. A-1 in evidence certified mail return receipts, A-2 proof of publication in *The Record* dated 7/14/14, A-3 envelope returned to sender unclaimed, A-4 certified list of property owners within 200' dated 7/25/14, A-5 attached to application is site plan of subject property, A-6 letter of denial from Zoning officer dated 4/3/14. Application is complete subject to payment of taxes. Mr. Yan was sworn in. Plans to sell fishing equipment. Only involved in sales. Owns retail PC Warehouse. Intends to switch business. Unit 102. 10-7:30 Monday-Saturday. 4 employees now, perhaps more in future. About 100 parking spots. Get UPS or FedEx deliveries almost every day. Do a little shipping. Has small cargo van. 1/3 of store for storage, rest for sales. Has alarm and cameras for security. Needs to change the large sign. Maybe 25-50 customers a day. Need to register alarms with the police dept.

Motion to approve application subject to payment of taxes by owner.

MOTION	SECOND	APPROVE	ABSTAIN
Mr. Viola	Ms. Mueller	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Ms. Mullen, Mr. Viola, Chief Emeritus Zavinsky.	

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

Attorney Adam Shefki appeared for applicant. A-1 in evidence certified mail return receipts, A-2 proof of publication in *The Record* dated 7/14/14, A-3 envelope returned to sender unclaimed, A-4 certified list of property owners within 200' dated 7/25/14, A-5 attached to application is site plan of subject property, A-6 letter of denial from Zoning officer dated 6/20/14, application complete subject to payment of taxes.

Mr. Shoukat was sworn in. He plans to open the business 1st week of September to end of October. Sales of Halloween costumes He has done this for 4 years in other locations. 10-8 Monday-Saturday. 10-9 last week of October. 8-10 employees some full and some part-time. Average day 4 employees-might increase closer to Halloween. Most deliveries come at one time. Rarely need more. One small van. No storage. Closed circuit TV and alarms. Anything left will be packed up and removed. Sign must be approved by building department. Mr. Zavinsky asked about flammable materials. Said there's sprinklers. 8/15/14 to 11/15/14. About 3600 sq. ft.

Motion to approve application subject to payment of taxes by owner.

MOTION	SECOND	APPROVE	ABSTAIN
Mr. Viola	Ms. Mueller	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Ms. Mullen, Mr. Viola, Chief Emeritus Zavinsky.	

LITIGATION: Northern Park will come before the Board with an application amending the site plan and/or resolution on file.

OTHER BUSINESS: Discussion regarding the secretarial position.

PUBLIC: None.

ADJOURNMENT: Motion to adjourn at 9:20 PM

MOTION	SECOND	APPROVE	ABSTAIN
Ms. Collins	Mr. Viola	Chairman Kaniewski, Ms. Collins, Mr. Kingma, Ms. Mueller, Ms. Mullen, Mr. Viola, Chief Emeritus Zavinsky.	