



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

March 27, 2014

MEETING MINUTES

CALL TO ORDER: 8:10

ROLL CALL:

Present: M. Den Bleyker, Chairman Kaniewski, Dave Kingma, Committeeman Kazimir, Ms. Mueller, H. Mullen, S. Viola, Chief Emeritus Zavinsky, Absent: M. Collins, F. Valenzuela

APPROVAL OF THE JANUARY 24 & FEBRUARY MEETING MINUTES

Moved to April meeting due meeting schedule.

MEMORIALIZATIONS

BUILDING AND LAND USE APPLICATIONS:

Developer Name / Project Address:

AMCI- DCM Resources GmbH
340 West Passaic Street
Rochelle Park, NJ 07662
Zone A1 Block 1.02 Lot 7.01

Applicant Dennis Muniz

AMCI-DCM RESOURCES GMBH

Dennis Muniz appeared on behalf of the Applicant AMCI-DCM RESOURCES GMBH. Mr. Muniz presented all necessary documentation to the Board attorney and was sworn in and testified that the company he works for is headquartered in Austria and does business as an international metals trader.

He testified that he will have three employees on site with one assigned parking spot. The building however has ample parking. He stated that his office will be open 9:00 a.m. to 5:00 p.m. Monday through Friday. There will be no construction at the site and the only changes will be interior alterations including painting and carpeting.

The Board voted unanimously to approve this application – with two absent members.

Motion: M. Den Bleyker **Second:** S. Viola

Approve: M. Den Bleyker, Chairman Kaniewski, Dave Kingma, Committeeman Kazimir, Ms. Mueller, H. Mullen, S. Viola, Chief Emeritus Zavinsky,

Absent: M. Collins, F. Valenzuela

Developer Name / Project Address:

Mark Ramos – Brazilian Jiu Jitsu/ Judo
175 Route 17 South
Rochelle Park, NJ 07662
Zone Ind. Block 43.01 Lot 263

Applicant: MARK RAMOS

Mr. Ramos came before the Board to apply for a Minor Site Plan/Tenant Review. After all appropriate documentation was received by the Board attorney, the applicant was sworn in and testified that he intends to use the property, located at 175 Route 17 South Rochelle Park, to operate a Jiu Jitsu school. Mr. Ramos testified that he is the sole-proprietor and only employee of his current school and he is moving to this address for space. He



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plans his classes to consist of between 10 and 13 students. (The ages of the students are 4 to 10 years old and there are adults' classes as well. He testified that the hours of operation are 6:00 p.m. to 9:00 p.m.- Monday through Friday and 10:00 a.m. to 12:00 p.m. on Saturday. If the blue laws allow, he may open on Sunday.

When questioned by the Board he stated that the parents of his students drop their children off and some students will use public transportation. He plans on holding two classes per night. He also testified that the school will be on the second floor of the building and that it is his policy not to let children leave the premises without an adult. When asked about parking he estimates that between 5 and 7 parents will come to the school by car for drop off and pick up. Many of his student carpool and he anticipates a 15 minute break in between classes. The applicant also agreed to have all future employees pass a criminal background check.

The Board voted unanimously to approve this application – with two absent members.

Motion: S. Viola **Second:** M. Kazimir

Approve: M. Den Bleyker, Chairman Kaniewski, Dave Kingma, Committeeman Kazimir, Ms. Mueller, H. Mullen, S. Viola, Chief Emeritus Zavinsky,

Absent: M. Collins, F. Valenzuela

Developer Name / Project Address:

Lasik Vision Institute
336 West Passaic Street
Rochelle Park, NJ 07662
Zone A1 Block 1.02 Lot 7.02

Attorney: Joseph L. Mecca, Jr. Esq

Bambi Jozwiak, appeared on behalf of the Applicant

The Applicant applied to the Planning Board for Minor Site Plan Tenant Review to operate a Laski Vision Surgery Center at this location. Bambi Jozwiak testified on behalf of the Applicant and testified that she is the Center Manager for the Applicant and is familiar with all business operations. Lasik Vision Institute is nationwide company with 50 locations, this being their first New Jersey location.

The office runs by appointment only and the hours of operation are 9:00 a.m. to 6:00 p.m., Monday, Thursday, Friday and Saturday. They are allotted to use any of the 60 parking spaces at the location and will maintain an office staff of six employees. Ms. Jozwiak also testified that all Lasik procedures are done on site on Saturdays only - during a four hour time period. When asked about medical waste she indicated that there is a third party waste removal company - however there is minimal waste as there are no bodily fluids extracted.

The Board voted unanimously to approve this application – with two absent members.

Motion: M. Den Bleyker **Second:** S. Viola

Approve: M. Den Bleyker, Chairman Kaniewski, Dave Kingma, Committeeman Kazimir, Ms. Mueller, H. Mullen, S. Viola, Chief Emeritus Zavinsky,

Absent: M. Collins, F. Valenzuela

LITIGATION: None

OTHER BUSINESS:

- 1) **Township of Rochelle Park Re-Hab**
- 2) **Tenant Review Ordinance** – The Board addressed a letter sent by Township attorney, Joseph Rotolo regarding the proposed tenant review ordinance. The Board considers this a closed matter and the Chairman was going to respond.

PUBLIC: None

ADJOURNMENT: **Second:** 10:55 PM