

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

APRIL 23, 2015 METING

AGENDA

MEETING CALLED TO ORDER BY THE CHAIRMAN – 8:00 P.M.

ROLL CALL –

APPROVAL OF MINUTES –

MEMORIALIZATIONS –

BUILDING AND LAND USE APPLICATIONS –

APPLICANT - Hybridge Learning Group

West Passaic Street Block 1.02 Lot 7.04

Minor Site Plan – Tenant Review

Massage Bliss

430 Rochelle Ave. Block 58 Lots 22-26

Minor Site Plan - Tenant Review

Sterling Tech., Inc. d/b/a Sterling Medical Devices

365 West Passaic Street Block 103.01 Lot 1.02

Minor Site Plan – Tenant Review

ZRG Partners, Inc.

365 West Passaic Street Block 103.01 Lot 1.02

Minor Site Plan – Tenant Review

Jill A. Pantaleo, LCSW

340 West Passaic Street Block 1.02 Lot 7.01

Minor Site Plan – Tenant Review

Applicant - New Look Salon

176 West Passaic Street Block 95 Lot 18

Minor Site Plan – Tenant Review

Kario Construction Company

163 C Central Avenue Block 24.02 Lot 34

Minor Site Plan – Tenant Review

COMMITTEE REPORTS –

LITIGATION –

PAYMENT OF BILLS –

OLD BUSINESS –

NEW BUSINESS –

PUBLIC –

ADJOURNMENT -

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD1

151 WEST PASSAIC STREET

APRIL 23, 2015 MEETING MINUTES

The meeting was called to order by Chairman Ed Kaniewski at 8:00 P.M. Mr. Kaniewski stated that proper notification of the meeting had been given to all parties specified in applicable law. He also stated that the meeting was being recorded and the proper procedures for addressing the Board.

ROLL CALL:- Present – E. Kaniewski, R. Zavinsky, C. Mueller, D. Kingma, M. Collins, S. Viola,

H. Mullen, G. Artola, Attorney – A. Gallina, Secretary - F. Madden

Absent - J. Ouellette, M. Kazimir

ADOPTION OF MINUTES:- A motion was made by Mr. Viola to adopt the minutes of the March 26, 2015 meeting, seconded by Ms. Artola. Minutes Approve Unanimously

MEMORIALIZATIONS:-

A motion was made by Mr. Viola to memorialize the approval of the Case Real Estate Capital 336 West Passaic Street, Block 1.02 Lot 7.04, approved at the February 26, 2015 meeting, seconded by Ms. Mueller. Memorialization Approved Unanimously

BUILDING AND LAND USE APPLICATIONS: -

Applicant - Hybridge Learning Group, LLC

336 West Passaic Street Block 1.02 Lot 7.02

Minor Site Plan – Tenant Review

Melissa Connor, applicant was sworn. Mr. Gallina labeled the documents and stated that the application was complete. Ms. Connor stated that she was seeking approval to operate an office providing behavior therapy and counseling at the site. She stated that she is a Board Certified Behavior Therapist. She will be providing therapy to children and their families. The hours of operation will be Monday – Friday – 9:00 A.M. – 5:00 P.M. There is one parking space allocated to the applicant. There are additional “shared” parking spaces on site. There will be two(2) employees on site. The Applicant will see children 2 times per week in social groups.

Hybridge (Cont.) – A motion was made by Mr. Viola to approve the application, seconded by Mr. Zavinsky. Motion Approved Unanimously

Massage Bliss

430 Rochelle Avenue Block 58 Lots 22 – 26

Minor Site Plan – Tenant Review

Robert Lyons, the applicant, was sworn. Mr. Gallina labeled the documents and stated that the application was complete. Mr. Lyons stated that the business would be Massage Therapy. The hours of operation would be Monday – Saturday, 10:00 A.M. – 8:00 P.M. There will be 4 employees (all licensed) and shared parking. There will be room dividers (not up to ceiling). Appointments will be preferred, but not required. There will be no chemicals or fluids. There will be background checks on employees, including licensing. Mr. Zavinsky stated that he was concerned with stringent regulations and requirements and township ordinances.

Mr. Lyons was advised to amend the application, the application would be carried to the next meeting and that he must re-advertise.

Sterling Tech., Inc. d/b/a Sterling Medical Devices

335 West Passaic Street Block 103.01 Lot 1.02

Minor Site Plan – Tenant Review

Jennifer Knarich, Attorney representing the applicant. Mr. Gallina labeled the documents and stated the application was complete.

Daniel Sterling was sworn. He stated that he is President of the Applicant. The business provides electronic and software designs for medical devices. The hours of operation will be: Monday through Friday from 8:00 A.M. – 6:00 P.M. There will be thirty (30) employees at the premises. There are 38 parking spaces on site. There will be no overnight parking. Deliveries will made by UPS and Fed. Ex. The premises will be approximately 9,497 square feet. Customers will visit the site “occasionally.” There will no manufacturing on site.

Sterling Tech., Inc. (continued)

A motion was made by Ms. Mueller to approve the application, seconded by Mr. Viola.

Motion Approved Unanimously

APPLICANT – ZRG Partners, Inc.

365 West Passaic Street Block 103.01 Lot 1.02

Minor Site Plan – Tenant Review

Jennifer Knarich, Esq., representing the applicant. Mr. Gallina labeled the documents
And stated that the application was complete.

Stacey Maniero , the Chief Operating Officer of the applicant, was sworn. She stated
that the applicant seeks to operate a global executive search company at the subject premises.
The hours of operation will be Monday – Friday, 8:00 A.M. to 6:00 P.M.

There will be 10-15 employees. There are twenty-two (22) parking spaces for the
applicant's use. There will be no overnight parking. The premises consist of approximately
5,557 square feet.

A motion was made by Mr. Viola to approve the application, seconded by Mr. Zavinsky.

Motion Approved Unanimously

Jill A. Pantaleo, LCSW

340 West Passaic Street Block 1.02 Lot 7.01

Minor Site Plan – Tenant Review

Jill A. Pantaleo was sworn. Mr. Gallina labeled the documents and stated that the
application was complete. She stated that she is a licensed Clinical Social Worker. She proposed
to operate a Psychology practice. There will be four (4) independent contractors on site. There
is one assigned parking space on site. The hours of operation will be Monday-Thursday 9:00 –
8:00 P.M. and Friday and Saturday by appointment only. The only interior alterations will be
painting and carpeting. Ms. Pantaleo anticipates seeing 4 – 15 patients per day.

Panteleo (Contiued) -

All independent contractors will be licensed and background checks will be performed. There will be no pharmaceuticals on site.

A motion was made by Mr. Viola to approve the application, seconded by Mr. Zavinsky.

Motion Approved Unanimously

Applicant – New Look Salon

176 West Passaic Street Block 95 Lot 18

Minor Site Plan – Tenant Review

Rajendra Patel appeared on behalf of the Applicant. Mr. Gallina labeled the documents and stated that the application was complete. Mr. Patel was sworn and stated that the proposed business is the same as the prior tenant: a full service hair salon. There will be 2 – 3 employees. The hours of operation will be: Monday – Saturday, 10:00 A.M. – 7:00 P.M. Mr. Patel estimated that there will be 20 -30 customers per day.

A motion was made by Ms. Mueller to approve the application, seconded by Mr. Viola.

Motion Approved Unanimously

Kario Construction Company

163 C Central Avenue Block 24.02 Lot 34

Minor Site Plan – Tenant Review

Mourad Carion appeared on the behalf of the Applicant. Mr. Gallina labeled the documents and stated that the application was complete. Mr. Curio was sworn and stated that he intends to use the premises for office use and minor equipment storage in connection with his construction business.

Kario Construction (continued).

The premises are approximately 700 square feet of office space and 3000 square feet of warehouse space. The applicant will store concrete forms and scaffolding in the warehouse. There will be three (3) employees at the site. The hours of operation will be: Monday – Saturday, 7:A.M. – 7:00 P.M. There will be no alterations to the building on its site. There are five (5) parking spaces on site. The applicant has one van and one small landscaping/dump truck.

A motion was made by Mr. Viola, seconded by Ms. Mullen.

Motion Approved Unanimously

COMMITTEE REPORTS: -

Mr. Kaniewski stated that he had talked with Ms. Gruel, the town planner regarding the Master Plan. They discussed deadlines, affordable housing element, and working with the township committee.

LITIGATION: - None

PAYMENT OF BILLS:-

A motion was made by Mr. Zavinsky to pay the bills, seconded by Ms. Mullen.

Motion Approved Unanimously

PUBLIC:- None

ADJOURNMENT: - A motion was made by Mr. Zavinsky to adjourn the meeting, seconded by Ms. Mullen.

Motion Approved Unanimously

The meeting was adjourned at 9:52 P.M.

Respectfully submitted,



Frank Madden

Secretary