

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

OCTOBER 22, 2015

AGENDA

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

ROLL CALL –

APPROVAL OF MINUTES –

MEMORIALIZATIONS –

BUILDING AND LAND USE APPLICATIONS –

Amendment to the Redevelopment Plan

COMMITTEE REPORTS –

LITIGATION –

PAYMENT OF THE BILLS –

OLD BUSINESS –

NEW BUSINESS –

PUBLIC –

ADJOURNMENT -

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

OCTOBER 22, 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, H. Mullen

G. Artola – Attoney A. Gallina, Secretary – F. Madden

Absent – J. Ouellette, S. Viola, M. Kazimir

ADOPTON OF MINUTES: - A motion was made by Ms. Collins to adopt the minutes of the September 24, 2015 meeting, seconded by Ms. Mueller. Minutes Approved Unanimously

MEMORIALIZATIONS:

A motion was made by Mr. Zavinsky to memorialize the denial of the application of Park 433 Supply, Inc., 433 Rochelle Avenue Block 87 Lot 1.01, approved at the September 24, 2015 meeting, seconded by Ms. Artola.

Memorialization Approved Unanimously

A motion was made by Mr. Zavinsky to memorialize the approval of the application of Teran Chartier and Darlene Lowry ( Psychologists Office ), 350 West Passaic Street, Block 1.02 Lot 6, approved at the September 24, 2015 meeting, seconded by Ms. Artola.

Memorialization Approved Unanimously

A motion was made by Ms. Artola to memorialize the approval of US Maillex, 70 West Passaic Street – Block 90 Lot 2, approved at the September 24, 2015 meeting, seconded by Ms. Collins.

Memorialization Approved Unanimously

A motion was made by Ms. Artola to memorialize the approval of Nariel, LLC, 5 West Passaic Street, Block 86 Lot 2.02, seconded by Ms. Mueller.

Memorialization Approved Unanimously

BUILDING AND LAND USE APPLICATIONS:

Township of Rochelle Park – Redevelopment Plan

Planning Board Review and Recommendations

The Board marked into evidence, Exhibit (B -1 ), a plan entitled: Rochelle Park, Redevelopment Plan, Township of Rochelle Park, prepared by Heyer Gruel & Associates, May 2014 as amended to September, 2015.

The proposed amendments to the Plan are as follows: 1) A section has been added ( Page 11 ), which addresses Affordable Housing. The section requires a 20% affordable housing set aside for all new residential and mixed residential/commercial development producing 5 or more residential units; 2) The Overlay District Plan Map (p.12) and the Regulating Plan map have been amended to include Block 17.01 Lot 6 owned by Parkway Garden into the Overlay District which permits Typologies 3 ( Residential) and 4 ( Office ).

PUBLIC: -

Michael Kazimir, 114 Rochelle Avenue, was sworn and stated that he lives across the street from the property, and he is a member of the Township Committee but testified as a resident. He stated that he is in agreement with the affordable housing aspect of the recommendations, but is not pleased with the Overlay District portion.

The Public portion of the meeting was closed.

A motion was made by Mr. Zavinsky to recommend to the Township Committee that It accept the proposed amendment to the Redevelopment Plan which addresses the affordable housing and requires a 20% affordable housing set aside for all new residential and mixed residential/commercial development producing 5 or more residential units, as being consistent

with the Master Plan of the Township of Rochelle Park and return to the Township Committee the second proposed amendment, regarding Block 17.01 Lot 6 for further study as to whether to include Lot 6 in the Overlay District given the nature of the area. The Planning Board neither approves nor objects to the proposed amendment regarding Lot 6 at this time.

The motion was seconded by Ms. Mullen. Motion Approved Unanimously

COMMITTEE REPORTS: - None

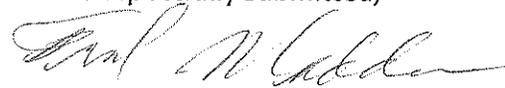
LTIGATION: - None

PAYMENT OF BILLS: - A motion was made by Mr. Zavinsky to pay the bills, seconded by Ms. Artola. Motion Approved Unanimously

ADJOURNMENT: - A motion was made by Mr. Zavinsky to adjourn, seconded by Ms. Artola. Motion Approved Unanimously

The meeting was adjourned at 8:55 P.M.

Respectfully submitted,



Frank Madden

Secretary