

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

MAY 28, 2015 MEETING

AGENDA

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

ROLL CALL –

APPROVAL OF MINUTES –

MEMORIALIZATIONS –

BUILDING AND LAND USE APPLICATIONS –

APPLICANT - Massage Bliss

442 Rochelle Avenue Block 58 Lots 22 - 26

Minor Site Plan – Tenant Review

Techminds Group, LLC

365 West Passaic Street Block 103.1 Lot 1.02

Minor Site Plan – Tenant Review

Vance Kitra International

151 Route 17 South Block 32 Lot 315

Minor Site Plan – Tenant Review

COMMITTEE REPORTS –

LITIGATION –

PAYMENT OF BILLS –

OLD BUSINESS –

NEW BUSINESS –

PUBLIC –

ADJOURNMENT -

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

MAY 28, 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. Collinsx,

S. Viola, H. Mullen, G. Artola, M. Kazimir ( 8:05 P.M. ),

Attorney – A. Gallina, Secretary – F. Madden

Absent – J. Ouellette

ADOPTION OF MINUTES: - A motion was made by Mr. Viola to approve the minutes of April 23, 2015 meeting, seconded by Ms. Collins.

Minutes Approved Unanimously

MEMORIALIZATIONS:

A motion was made by Mr. Viola to memorialize the approval of the Hybridge Learning Group, 336 West Passaic Street, Block 1.02 Lot 7.04, approved at the April 23, 2015 meeting, seconded by Ms. Mueller. Memorialization Approved Unanimously

A motion was made by Mr. Viola to memorialize the approval of Sterling Tech., Inc., d/b/a Sterling Medical Devices, 365 West Passaic Street, Block 103.01 Lot 1.02, approved at the April 23, 2015 meeting, seconded by Ms. Collins.

Memorialization Approved Unanimously

A motion was made by Mr. Viola to memorialize the approval the ZRG Partners, Inc., 365 West Passaic Street, Block 103.01 Lot 1.02, approved at the April 23, 2015 meeting, Seconded by Ms. Mueller. Memorialization Approved Unanimously

A motion was made by Mr. Viola to memorialize the approval of Jill A. Pantaleo, LCSW, 365 West Passaic Street, Block 1.03.01 Lot 1.02, approved at the April 23, 2015 meeting, Seconded by Ms. Artola. Memorialization Approved Unanimously

A motion was made by Mr. Viola to memorialize the approval of New Look Salon, 176 West Passaic Street, Block 95 Lot 18, approved at the April 23, 2015 meeting. Seconded by Ms. Artola. Memorialization Approved Unanimously

A motion was made by Mr. Viola to memorialize the approval of Kario Construction Company, 163 C Central Avenue, Block 24.02 Lot 34, approved at the April 23, 2015 meeting, seconded by Ms. Mueller. Memorialization Approved Unanimously

BUILDING AND LAND USE APPLICATIONS:

Applicant - Massage Bliss

442 Rochelle Avenue Block 58 Lots 22 – 26

Minor Site Plan – Tenant Review ( Continuation )

Robert Lyons ( previously sworn ), presented additional data to amend the application and proof of re-publishing. Also, included was a letter of denial, dated May 11, 2015, marked A -6. Previous testimony was reviewed from the previous meeting ( April 23, 2015 ).

Mr. Gallina stated that the application was for a conditional use if in a “not permitted zone.” Mr. Gallina stated that it is the zoning official’s responsibility to determine and there is an issue of determination.

Mr. Gallina stated that to continue this application to the next meeting, there would be a “need of consent” from the applicant to agree to a “waiver of time restraints.” The other choice was to have the Board vote on the application at this meeting. Mr. Lyons agreed to the waiver.

The application is for hours of operation: Sunday – Saturday – 10:00 A.M. – 9:00 P.M. There would be 3 employees and signage including a neon sign – “OPEN.”

PUBLIC – None. The application will be carried to the next meeting ( June 25, 2015).

Mr. Gallina stated there is no need to republish.

Applicant - Techminds Group, LLC

365 West Passaic Street Block 103.01 Lot 1.02

Minor Site Plan – Tenant Review

Jennifer Knarich, attorney representing the applicant submitted documents.

Mr. Gallina labeled the documents and stated that application was complete.

Mr. Manikanth Subrahmanym, President of the applicant was sworn. The business provides Information Technology to Information Tech services. The Hours of Operation will be: Monday – Friday, 9:00 A.M. - 6:00 P.M. There will be 10 employees. Most employees work at remote locations. There are nine (9) parking spaces on site for the applicant's use. There will be no overnight parking. The premises are approximately 2,200 sq. ft. No clients will visit the site.

Mr. Andrew Kastner, the project manager of the landlord's site, was sworn. He stated that the electrical service will be by a licensed electrician and all permits will be obtained.

PUBLIC – None

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

Motion Approved Unanimously

Applicant – Vance Kitra International

151 West Passaic Street Block 32 Lot 315

Minor Site Plan – Tenant Review

Niwat Kitirattragon, representing Thai Development Corp. d/b/a Vance Kitra International was sworn. Mr. Gallina labeled the documents and stated that the application was complete. The applicant stated that it is a wholesale business of distributing home décor items.

All shipping will be outsourced. The applicant is currently under contract to purchase the premises. The applicant has approximately 2,500 customers. The products are sold via a catalog and has 30 sales representatives. The premises will be used as a general office and showroom. There will be no manufacturing or assembly of products on site. The Hours of Operation will be: Monday – Friday, 9:00 A.M. – 5:30 P.M. There will be six (6) employees at the site. There are 5 – 6 parking spaces on site. There will be no parking in front of the building. There will be no overnight parking. All deliveries are by UPS. There will be no tractor-trailer deliveries. The applicant estimates that there will 1 or visitors per day. All traffic will enter the site from Route 17. There will be no renovations to the site. The gate at the rear of the property (Lincoln Drive) will be closed and locked. The gate at the rear of the property will not be used for deliveries. Only the applicant will access the the property at the rear gate and will be used for working purposes only. There will no smoking near the residential area.

PUBLIC – Karen Azzolino, 31 Lincoln Drive, was sworn and asked for clarification of use of the back door ( Lincoln Drive ).

Fred Jones, 72 Lincoln Drive was sworn and wanted to know if the applicant plans to continue the 200 ft. parcel north of the property like “Joe” ( Joe Cirello, previous owner ) did. The response by the applicant was affirmative. Her also sought clarification about the locking and use of the back gate

Vinnie Whitaker,45 Lincoln Drive, was sworn, also had concerns about the back gate and door.

Francine Ulloa, 49 Lincoln Drive was sworn and stated she was concerned about the “lawn” on Lincoln Drive.

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

Mr. Zavinsky.

Motion Approved Unanimously

COMMITTEE REPORTS: - None

LITIGATION: - None

PAYMENT OF BILLS: - A motion was made by Mr. Zavinsky to pay the bills, seconded by

Ms. Mullen.

Motion Approved Unanimously

DISCUSSION; Mr. Gallina stated that he felt the Board should hold a work session regarding the Master Plan. The agreed to hold a work session an hour before the regular meeting. There will be a work session on June 25, 2015, at 7:00 P.M. The regular meeting will begin at 8:00 P.M.

PUBLIC – None

ADJOURNMENT: A motion was made by Ms. Mueller to adjourn the meeting, seconded by Ms. Collins.

Motion Approved Unanimously

The meeting was adjourned at 9:58 P.M.

Respectfully submitted,



Frank Madden

Secretary