

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

MARCH 26, 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 - Case Real Estate Capital

336 West Passaic Street Block 102 Lot 7.04

Minor Site Plan – Tenant Review

Hybridge Learning Group, LLC

336 West Passaic Street Block 102 Lot 7.04

Minor Site Plan – Tenant Review

COMMITTEE REPORTS –

LITIGATION –

PAYMENT OF BILLS –

PUBLIC –

ADJOURNMENT -

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

MARCH 26, 2015 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. Ouellete, M. Kazimir

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

Voting – Yes – Kaniewski, Zavinsky, Mueller, Collins, Viola, Mullen, Artola

No – None

Abstain – Kingma

Motion Approved

MEMORIALIZATIONS: -

A motion was made by Mr. Viola to memorialize the approval of Bucco's Ristorante, 60 Essex Street, Block 25, 26– 30, approved at the February 26, 2015 meeting, seconded by Ms. Mullen.

Voting – Yes – Kaniewski, Zavinsky, Mueller, Collins, Viola, Mullen, Artola

No – None

Abstain – Kingma

Memorialization Approved

A motion was made by Mr. Viola to memorialize the approval of Platinum Kitchen Designs, LLC, 175 Rte. 17 South, Block 43.01 Lot 263, approved at the February 26, 2015 Meeting, seconded by Ms. Collins.

Voting – Yes – Kaniewski, Zavinsky, Mueller, Collins, Viola, Mullen, Artola

No – None

Abstain – Kingma

Memorialization Approved

BUILDING AND LAND USE APPLICATIONS:

Applicant – Case Real Estate Capital

336 West Passaic Street Block 102 Lot 7.04

Minor Site Plan – Tenant Review

Chris Mavros, a principal partner was sworn. Mr. Gallina labeled the documents and stated that the application was complete. Mr. Mavros stated that he is a principal of the applicant and its CFO. The applicant is in the business of commercial lending. The applicant also acquires real estate for investment. There will be three (3) employees on site. Mr. Mavros stated he anticipates seeing one (1) or two (2) clients per day.

The hours operation will be 8:00 A.M. to 6:30 P.M., Monday through Friday. He stated that two parking spaces have been allocated to the applicant. The office consists of three (3) rooms and will be used as a general office.

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

Motion Approved Unanimously.

Applicant – Hybridge Learning Group, LLC

336 West Passaic Street Block 102 Lot 7.04

Minor Site Plan – Tenant Review

There was no one in attendance to represent the applicant.

A motion was made by Mr. Viola to carry the application to the next meeting April 23, 2015, seconded by Ms. Artola. Motion Approved unanimously

COMMITTEE REPORTS: -

Mr. Gallina stated that the last Master Plan Report had been completed in 2006. He feels there is a need to prepare for the ten year revisiting the Master Plan. Mr Gallina thinks it would be advisable to have some type of “Time Line” to deal with the preparation for the updating.

His advice was to contact the town planner for a “Time Line” and a “To Do List” that the Board could use as a guide

LITIGATION: -None

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

PUBLIC: - Committeeman Mike Kazimir gave an update on the town’s redevelopment plans. He stated there is a “Strong Interest.”

ADJOURNMENT: - A motion was made by Ms. Mullen to adjourn the meeting, seconded by Ms. Collins. Motion Approved Unanimously

The meeting was adjourned at 8:32 P.M.

Respectfully submitted,



Frank Madden

Secretary