

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASAIC STREET

AUGUST 25, 2016 MEETING

A G E N D A

MEETING CALLED ORDER BY THE CHAIRMAN – 8:00 p.m.

ROLL CALL:

APPROVAL OF THE MINUTES:

MEMORIALIZATIONS –

BUILDING AND LAND USE APPLICATIONS:

APPLICANT – ANC Auto Repair, LLC

53 Woodland Avenue Block 25.01 Lot 6

Minor Site Plan – Tenant Review

APPLICANT – Alaris Health Dialysis of Rochelle Park

96 Parkway Block 18.01 Lot 6

Minor Site Plan – Tenant Review

APPLICANT – Township of Rochelle Park

151 West Passaic Street

120 West Passaic Street Block 93 Lots 1 & 2

Examination and possible Investigation – “Possible

Area in need of redevelopment” and to study area

As a “Condemnation redevelopment area.”

COMMITTEE REPORTS –

LITIGATION –

PAYMENT OF BILLS –

OLD/ NEW BUSINESS –

PUBLIC –

ADJOURNMENT -

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

AUGUST 25, 2016 MEETING MINUTES

The meeting was called to order by Chairman Ed Kaniewski at 8:00 P.M.

Mr. Kaniewski stated that proper notice 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, G. Artola,

M. Collins, S. Viola (Left meeting – 9:15 P.M.), M. Kazimir, J. Marolda,

Attorney – A. Gallina, Secretary – F. Madden

Absent – F. Valenzuela, H. Mullin

APPROVAL OF MINUTES: - A motion was made by Mr. Zavinsky to approve the minutes of the July 28, 2016 meeting, seconded by Ms. Artola.

Voting – Yes – Kaniewski, Zavinsky, Mueller, Kingma, Artola, Collins,

Marolda

No – None

No Vote – Kazimir, Viola Minutes Approved

A motion was made by Ms. Artola to approve the minutes of the June 9, 2016 special meeting, seconded by Mr. Zavinsky.

Voting – Yes – Kaniewski, Zavinsky, Mueller, Kingma, Artola, Collins,

Marolda

No – None

No Vote – Kazimir, Viola Minutes Approved

MEMORIALIZATIONS: - None

BUILDING AND LAND USE APPLICATIONS:

Applicant - ANC Auto Repair, LLC

53 Woodland Avenue Block 25.01 Lot 6

Minor Site Plan – Tenant Review

There was no one representing the applicant present. Mr. Gallina recommended that the application be moved to the September 22, 2016 meeting and that the applicant be informed to republish.

Applicant - Alaris Health Dialysis of Rochelle Park

96 Parkway Block 18.01 Lot 6

Minor Site Plan - Tenant Review

There was no one representing the applicant present. Mr. Gallina recommended that the application be moved to the September 22, 2016 meeting and that the applicant be informed to republish.

Applicant – Township of Rochelle Park

120 West Passaic Street Block 93 Lots 1 & 2

Possible “ Area in need of redevelopment “ and
to study area as a “ condemnation – redevelopment
Area. “

Mr. Kazimir recused himself.

Ms. Susan S. Gruel, planner, a principal with the firm of Heyer, Gruel & Associates Township Planners for the Township of Rochelle Park sworn, and recognized as an expert. Ms. Gruel stated that her firm is the author of the Redevelopment Study. It is the

It is the opinion of Ms. Gruel that subject premises meets two(2) of the statutory criteria for redevelopment. There is substantial evidence that the site meets the criteria of Sub-paragraph "b" of the statute (N.J.S.A. 40A: 12A-5(b), in that there is a discontinuance of the use of the building previously used for commercial or industrial purposes. The building is no longer being used as a data center and is presently vacant.

The site also satisfies the criteria of sub-paragraph "d) of the statute (N.J.S.A. 40A: 12A -5(d); the area with the building and improvements by reason of obsolescence, faulty arrangement and design, lack of light, and obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

Ms. Gruel further stated that one of the recommended changes in the township's Reexamination Report is that the : "... Township should consider portions of Passaic Street is a potential redevelopment area.....could benefit from a redevelopment designation, which would help to transform it into more of a town center."

PUBLIC – William Coleman 58 Schlosser Drive, was sworn. He had several questions for Ms. Gruel.

Mr. Coleman presented evidence of a printout from a Website dated August 23, 2016, entitled "United States Data Centers" (Evidence P-1). It referred to the subject Site is suitable as a data center in a flood area. Mr. Coleman Asked if the planner was aware of the Planning Board feasibility of redevelopment of Rochelle Avenue and Passaic Street. Ms. Gruela she was not.

Mr. Coleman asked why Roberto's and the Gulf station properties had not been Addressed. Ms. Gruel stated redevelopment is generally done in "phases."

Mr. Coleman stated that there are other areas that are blighted. He added that Traffic will increase, which does not benefit the township.

Bob VerHasselt, 40 Forest inquired as about communications with the owner. He added his concern with the flood zone.

Linda Boniface, 33 Parkway, stated her flood concerns.
The Public portion was closed.

PUBLIC portion closed

The Board members then discussed, in length, some changes and additions to the proposed report and decision by the township committee.

A motion was made by Ms. Collins to declare that the Subject Property meets the Criteria for a "condemnation redevelopment area" and/or "area in need of redevelopment," seconded by Ms. Artola.

Voting -- Yes -- Kaniewski, Artola, Collins, Marolda

No -- Zavinsky, Mueller, Kingma Motion Approved

COMMITTEE REPORTS: - None

LITIGATION: - None

OLD BUSINESS: - None

NEW BUSINESS: - None

PUBLIC: - None

PAYMENT OF BILLS: - A motion was made by Ms. Collins to adjourn, seconded by Ms. Artola.

Motion Approved Unanimously

ADJOURNMENT: - The meeting was adjourned at 10:20 P.M.

Respectfully submitted,



Frank Madden - Secretary