

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

ROCHELLE PARK, NEW JERSEY 07662

2016 MEETING SCHEDULE

The Board meets on the FOURTH Thursday of the month in the Rochelle Park Municipal Complex at 8:00 P.M. The Complex is located at 151 West Passaic Street in Rochelle Park.

2016 Meeting Dates

January 28, 2016

July 28, 2016

February 25, 2016

August 25, 2016

March 24, 2016

September 22, 2016

April 28, 2016

October 27, 2016

May 26, 2016

November 17, 2016 (3rd Thursday)

June 23, 2016

December 15, 2016 (3rd Thursday)

** Please note that the November and December meetings scheduled for the third (3rd) Thursdays due to the holidays.

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
151 WEST PASSAIC STREET
JANUARY 28, 2016 MEETING

A G E N D A

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

ROLL CALL –

REORGANIZATION –

APPROVAL OF MINUTES -

MEMORIALIZATIONS –

BUILDING AND LAND USE APPLICATIONS –

Applicant – N & K, Inc. (LukeOil Station & Repair)
230 Rochelle Ave. Block 29 Lot 5
Minor Site Plan – Tenant Review

Applicant – American Beauty Landscape Design
42 West Passaic Street Block 90 Lot 5
Minor Site Plan – Tenant Review

Applicant – D.G. & Sons
162 Central Avenue Block 25.01 Lot 2
Minor Site Plan – Tenant Review

Applicant - Township of Rochelle Park
Master Plan
(Overview, Possible Changes, ReDevelopment, etc.)

COMMITTEE REPORTS –

LITIGATION –

PAYMENT OF BILLS –

OLD BUSINESS –

NEW BUSINESS –

PUBLIC –

ADJOURNMENT -

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

JANUARY 28, 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, M. Collins,

F. Valenzuela, G. Artola, J. Marolda, M. Kazimir (8:30 P.M.)

Attorney A. Gallina, Secretary – F. Madden

Absent – S. Viola, H. Mullin

ADOPTION OF MINUTES:- A motion was made by Ms. Artola to adopt the minutes of the December 17, 2015 minutes, seconded by Mr. Kingma.

Voting – Yes – Kaniewski, Mueller, Kingma, Artola

No – None

No Vote – Zavinsky, Collins, Valenzuela, Kazimir

Minutes Approved

REORGANIZATION:

Oath of Office – Mr. Gallina administered the Oath of Office to:

Frank Valenzuela, Richard Zavinsky, Dave Kingma, Christine Mueller, Joseph Marolda,

Michael Kazimir

Chairman - Ed Kaniewski

Co-Chairman - Dave Kingma

Secretary - Frank Madden

Attorney - Anthony Gallina

Mr. Valenzuela made a motion to approve the 2016 schedule, seconded by

Mr. Kingma.

Motion Approved Unanimously

MEMORIALIZATIONS:

A motion was made by Ms. Artola to memorialize the approval of the application of Robert and Geraldine Hanes at for a subdivision at 128 Central Avenue, Block 25.02 Lot 7, approved at the December 17, 2015 meeting, seconded by Mr. Kingma.

Voting – Yes – Kaniewski, Mueller, Kingma, Artola

No – None

No Vote – Zavinsky, Collins, Valenzuela, Kazimir, Marolda

Memorialization Approved

A motion was made by Ms. Artola to memorialize the approval of the application of Jersey Mike's Subs, 60 Essex Street, Block 3 Lot 25, approved at the December 17, 2015 meeting, seconded by Mr. Kingma.

Voting – Yes – Kaniewski, Mueller, Kingma, Artola

No – None

No Vote – Zavinsky, Collins, Valenzuela, Kazimir, Marolda

Memorialization Approved

A motion was made by Ms. Artola to memorialize the approval of the application of XPO Logistics, 350 West Passaic Street, Block 1.02 Lot 6, approved at the December 17, 2016 Meeting, seconded by Mr. Kingma.

Voting – Yes – Kaniewski, Zavinsky, Kingma, Collins

No - None

No Vote – Zavinsky, Valenzuela, Kazimir, Marolda

Memorialization Approved

BUILDING AND LAND USE APPLICATIONS:

Applicant – N & K, Inc., d/b/a Lukoil Gas Station & Repair

230 Rochelle Avenue Block 29 Lot 5

Minor Site Plan – Tenant Review

Frank L. Migliorino, attorney representing the applicant, submitted documents. Mr. Gallina stated that the application was complete.

Antonios Gouvanis, the applicant was sworn. He stated that he plans to operate and automotive repair and gasoline sales business (same use as the prior tenant). The Hours of Operation for Gasoline Sales: Monday – Saturday 6:00 A.M. – 10:00 P.M. , Sunday – 6:00 A.M. – 9:00 P.M. Repairs - Monday – Saturday, 8:00 A.M. – 6:00 P.M.

There will be 3 employees on site. There will be no outside storage of vehicles. A state licensed removal company will be removing oil and waste from the dumpster. There will be no sales of cars at the site. The largest vehicle that can be repaired on the site is a SUV. All vehicles on the site will have license plates. The applicant plans to sell cigarettes. No food will be sold on the premises. There will be no vending machines. There are 3 parking spaces for employees. The applicant will not operate a convenience store. There will be no lottery machine on the premises. The owner will sell auto-related items on site. The applicant will not sell cases of water or soda at the pumps. The applicant will not sell diesel fuel.

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

Motion Approved Unanimously

Applicant- American Beauty Landscape Design

42 West Passaic Street Block 90 Lot 2

Minor Site Plan – Tenant Review

Jeff Carpenter, owner-applicant, presented the documents . Mr. Gallina Stated that the application was complete.

Mr. Carpenter was sworn. He stated that the building would be used as a storage Facility for lawn mowers, water-sprinkler equipment, landscaping equipment, snow Blowers, etc. The business hours will be: Monday – Saturday - 8:00 A.M. – 5:00 P.M. There will be no parking overnight, there are 14 employees. Generally there will one or two workers at the site. There will be no clients at the site.

PUBLIC – None

A motion was made by Mr. Valenzuela to approve the application, seconded by Mr. Zavinsky. Application Approved Unanimously

Applicant – D.G. & Sons

162 Central Avenue Block 25.01 Lot 2

Minor Site Plan – Tenant Review

Robert McCleary, attorney, representing the applicant. Mr. McCleary submitted documents, which were entered into evidence. Mr. Gallina stated that the application was complete.

It was determined by the Board that the subject application did not constitute An “ Automobile Service Station, ” as the term is defined in the Zoning Ordinance and therefore the application did not require conditional use approval.

Cherylin Weiger was sworn and testified that she is the Applicant's Office Manager. The applicant engages in the business of providing brakes and engine repairs for small, medium, and large vehicles. The Applicant is currently engaged in this business at 53 Woodland Avenue. There will be five (5) employees (including the owner), at the site.

There are no fuel tanks at the premises.

The business hours: Monday – Friday, 8:00 A.M. – 4:30 P.M.

There will be a waste oil tank inside the building which will be serviced by a licensed Removal company. There will be no outside storage of vehicles. The subject lot is approximately 22,626 sq.ft. The applicant represented that it will not operate as an automobile service Station at the subject premises. The front door will be enlarged. There will be no other modifications to the building. There will be no expansion of the foot-print of the building. No fuel will be sold from the site. No convenience store or lottery machine will be operated From the premises. The applicant represented to the Board that it is in possession of a No Further Action Letter from the NJDEP. There will be no overnight parking at the front of the Building. There will be no storage of tires at the subject premises. The dumpster at the site Will be picked up every two weeks.

A motion was made by Mr. Kazimir to approve the application, seconded by Mr. Zavinsky. Application Approved Unanimously

Applicant – Township of Rochelle Park

Master Plan

(Overview, Possible Changes, Re-Development, etc.)

Chris Dochney, PP/AICP. Heyer, Gruel. & Associates, presented the Rochelle Park Master Plan ReExamination Report.

Mr. Gallina outlined the purpose and the procedures for presentation- Discussion, Intentions, Needs. Reactions, concerns, and suggestions by the Board were discussed.

Mr. Gallina discussed how the Board will move forward. He stated that the next meeting should be published.

PUBLIC – None

COMMITTEE REPORTS: None

LITIGATION: None

OLD BUSINESS:- None

NEW BUSINESS : None

PUBLIC: None

PAYMENT OF BILLS : A motion was made by Ms. Artola to pay the bills, seconded by Ms. Collins.

Motion Approved Unanimously

ADJOURNMENT : A motion was made by Mr. Kazimir to adjourn the meeting, seconded By Mr. Zavinsky.

Motion approved Unanimously

The meeting was adjourned at 11:22 P.M.

Respectfully submitted,



Frank Madden

Secretary