

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

SEPTEMBER 22, 2016 MEETING

A G E N D A

MEETING CALLED TO 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

COMMITTEE REPORTS –

LITIGATION –

PAYMENT OF BILLS –

OLD BUSINESS –

NEW BUSINESS –

PUBLIC –

ADJOURNMENT -

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

SEPTEMBER 22, 2016 MEETING MINUTES

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

Mr. Kaniewski stated that 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, C. Mueller, D. Kingma, G. Artola, M. Collins, S. Viola,
F. Valenzuela, Attorney – A. Gallina, Secretary – F. Madden

Absent - M. Kazimir, R. Zavinsky, H. Mullin, J. Marolda

APPROVAL OF THE MINUTES: - A motion was made by Ms. Artola to approve the minutes of the August 25, 2016 meeting, seconded by Ms. Collins

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

Minutes Approved

MEMORIALIZATIONS: - A motion was made by Mr. Viola to memorialize the approval of the resolution declaring the Subject Property at 120 West Passaic Street – Block 93 Lots 1 & 2 meets the criteria for “condemnation redevelopment area” and/or “area in need of redevelopment”, approved at the August 25, 2016 meeting, seconded by Ms. Artola.

Voting – Yes – Kaniewski, Artola, Collins

No – None

No Vote – Mueller, Kingma, Viola, Valenzuela

Memorialization Approved

Applicant – ANC Auto Repair, LLC

53 Woodland Avenue Block 25.01 Lot 6

Minor Site Plan – Tenant Review

Peter Patrikios, attorney representing the applicant submitted documents.

The documents were marked into evidence. Mr. Gallina stated that the application was Complete.

Anastas Culi, the applicant was sworn and through a Greek interpreter testified. The prior tenant was an auto repair shop – there will be no change in use. The hours of operation will be: Monday – Friday – 8:00 A.M. – 7:00 P.M.; Saturday – 8:00 A.M. – 5:00 P.M. There will be three(3) employees on site. The applicant will install Four(4) lifts for vehicles. The parking area will be striped. There will be no truck repairs. There will be no body work done on site. No automobiles in disrepair will be parked on site. Waste oil will be disposed of in accordance with all applicable regulations. The applicant estimates there will be 20 -25 vehicles per day. No radiator work will be performed on site. There is parking for at least ten(10) cars. Cars can remain on site for one(1) to two(2) days depending on the problem. There will be no salvage vehicles stored on site. Cars will not be parked on public streets.

PUBLIC - None

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

Motion Approved Unanimously

Applicant – Alaris Health Dialysis At Rochelle Park

96 Parkway Block 18.01 Lot 6

Minor Site Plan – Tenant Review

Mr. Kingma recused himself.

Stephen P. Sinisi, attorney, representing the applicant, submitted documents. The Documents were marked into evidence. Mr. Gallina stated that the application was complete.

Barry Blommer, a New Jersey licensed Architect, was sworn and qualified as an expert In the field of Architecture. He stated that there will be no change in the footprint of the Building. The building is three(3) stories. There is an aquatic facility on site which occupies Approximately 1,917 sq. ft.; there are administrative offices that occupies approximately 4,640 sq. ft. The Applicant proposes to convert the space mentioned to a Dialysis treatment Facility, consisting of eighteen(18) stations. The administrative offices on site will be relocated To the space previously occupied by the aquatic facility. There will be no increase to the number of employees on site. The proposed Dialysis facility will occupy approximately 5,837 sq. ft. The facility will be manned by fourteen(14) employees over two(2) shifts. The facility will be available for use by residents of the long term care facility as well as by members of the public. The Hours of Operation: Monday – Saturday – 4:00 A.M. – 10:00 P.M. Any “discharges” from the Dialysis facility will be chemically treated and will be reused. Any “discharges” that are not reused will go into the sewer system. There are backflow preventers Installed at the site with respect to the sewer syatem.

PUBLIC – None

Craig Peregoy, a New Jersey licensed Professional Engineer, was sworn and qualified as an expert in the field of Traffic Engineering. He stated that the proposed application will replace two(2) current uses. He noted that the aquatic facility generated more traffic than the proposed Dialysis unit.

Mr. Peregoy stated that the aquatic facility generated more traffic than the proposed Dialysis Unit. He stated that the proposed use will have no adverse impact on parking and there will be less traffic use of the site.

PUBLIC – James Daubner, 14 Grove Avenue was sworn and stated that he felt the hours are too early. He added that the buffer zone on site is "non-existent." In his opinion "...they do not take care of the property."

PUBLIC – (continued)

Nancy Dee, 30 Grove Avenue was sworn. Sought clarification concerning "trips per hour." She questioned what data he used to form his opinions. The Response was data from International Traffic Engineering Manual (ITE).
Public portion closed.

A motion was made by Ms. Collins to approve the application, seconded by Ms. Artola.

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

No – None

Abstain – Valenzuela

Motion Approved

COMMITTEE REPORTS:- None

LITIGATION: - None

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

Motion Passed Unanimously

OLD BUSINESS – None

NEW BUSINESS: - None

Adjournment: - A motion was made by Ms. Artola to adjourn, seconded by Mr. Kanieski.

Motion Approved Unanimously

The meeting was adjourned at 10:25 P.M.

Respectfully submitted,



Frank Madden – Secretary