

Township of Rochelle Park
151 W. Passaic Street
Rochelle Park, NJ 07662
Planning Board Virtual Meeting Minutes
August 26, 2021
Hybrid Meeting
In person/GoToMeeting

The August 26, 2021 Planning Board meeting was held in person and virtually via GOTO Meeting due the Pandemic Covid-19.

The meeting was called to order by Chairman Ed Kaniewski at 7:05PM. Chairman Kaniewski stated that proper notification of the meeting has 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, Committeewoman Iacobucci, J. Miller, C. Mueller, A. Wells, C. Grieco, A. Santiago, L. Corrison, Board Attorney, A Wells, Secretary, John Mayo, Board Engineer & Leah Fleming, Township Planner.

Absent –S. Zotollo, W. Houghton, J. Schmunk, & M. Anglin

The Chairman led the Pledge of Allegiance.

A. Santiago made a motion to accept the minutes seconded by C. Grieco. Motion passed with all members present voting yes.

J. Miller made a motion seconded by A. Santiago to pay the bills for Harwood Lloyd LLC \$1662.50 (\$20.00 Glass Gardens Review, \$140.00 Invictus, \$160.00 Subzi Bazaar, \$192.50 General Matters, \$200.00 June Mtg., \$350.00 TFJ 120 Passaic, LLC, \$300.00 resolution Elalux Tile, LLC, \$300.00 resolution Masteda, LLC). Motion passed with all members present voting yes.

Building & Land Use Applications –
(Esther Xia L. Ac.)

River Dell Acupuncture Wellness, P. C.

336 West Passaic Street, 2nd floor
Rochelle Park, NJ 07662

Tenant Review

Esther Xia, was sworn in. She is the owner of River Dell Acupuncture Wellness, P.C. The hours of business will be Monday – Friday from 8:00AM – 6:00PM and on Saturdays from 9:00AM to 4:00PM. There is plenty of parking. There will be 3 employees but 2 of the employees do not work on the premise. She will be painting and replacing the carpet. She is also looking to divide one big room into two smaller rooms. Public -none

She sees patients by appointment only. A. Santiago made a motion to approve seconded by S. Iacobucci. Motion passed with all members present voting yes.

(Young Lee)

Session Real Estate, LLC

340 West Passaic Street, 1st Floor

Rochelle Park, NJ 07662

Tenant Review

Young Lee was sworn in on behalf of Session Real Estate, LLC. He is the Principal of Session Real Estate. Sessions is a real estate brokerage and management firm. He will be the only employee for now. If the business grows he hopes to have a maximum of 3 employees. The hours of operation are Monday thru Saturday from 9AM – 6PM. There will be very few visitors to the site. There will be no alterations to the space. There is plenty of parking. Public – none J. Miller made a motion to approve seconded by S. Iacobucci. Motion passed with all members present voting yes.

DMS Consulting Services, Inc.

350 West Passaic Street, 4th Floor

Rochelle Park, NJ 07662

Tenant Review

Donna Marie Strepo, Principal of DMS Consulting Services, Inc. DMS Consulting Services, Inc. is a firm engaged in the business of consulting and nationwide compliance. The office will be used for a general office. There will be 2 employees. The hours of operation are Monday – Friday from 9:00AM -5:00PM. There is plenty of parking. No clients will be coming to the office. She expects very few visitors to the site. No alterations to the space. Public – none

A.Santiago made a motion to approve seconded by J. Miller. motion passed with all members voting yes.

Kung Fu Poke House

242 W. Passaic St.

Rochelle Park, NJ 07662

Tenant Review

Qian Shui Liu, was sworn in he is the owner of Kung Fu Poke House. Lena Lau was also sworn in as she will be the interpreter. It will be a salad and sushi takeout restaurant. There will be 3 employees. The hours of operation will be 10AM -9:00PM Monday thru Saturday and Sundays from 11:00AM – 9:00PM. The restaurant will be take out and delivery only. No dine in service. The garbage will be picked up by the same carting and disposal company that ShopRite utilizes. There will be changes to the plumbing, lighting and appliances. There will be no cooking on the site other than a rice cooking which will be done with a rice cooker. made a motion to approve seconded by. Motion passed with all members present voting yes. Public - none

Old Business – none

New Business –none

Public –none

Next Meeting August 26, 2021 @ 7:00PM

J. Miller made a motion to adjourn seconded by J. Schmunk. Motion carried with all members voting yes.

Meeting adjourned at 7:15PM.

Respectfully submitted,

Annemarie Wells, Secretary

Township of Rochelle Park
151 W. Passaic Street
Rochelle Park, NJ 07662
Planning Board
Minutes
September 23, 2021

The meeting was called to order by Chairman Ed Kaniewski at 7:05PM. Chairman Kaniewski stated that proper notification of the meeting has 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: G. Artola, E. Kaniewski, J. Miller, C. Mueller, A. Santiago, S. Zotollo, S. Iacobucci, J. Schmunk, M. Anglin, A. Wells, L. Corrison, Esq,
Absent - C. Grieco, W. Houghton

The Chairman led the Pledge of Allegiance.

J. Schmunk made a motion to pay the bills for Harwood Lloyd LLC (\$200.00 July Meeting) & North Jersey Media (37.15 Sept. mtg advertisement) seconded by J. Miller. Motion passed with all members present voting yes.

J. Miller made a motion to approve the minutes of the August 26,2021 meeting seconded by A. Santiago. Motion passed with G. Artola, S. Iacobucci, J. Miller, A. Santiago, C. Mueller, & J. Schmunk all voting yes. E. Kaniewski & S. Zotollo abstained.

Resolutions:

(Esther Xia L. Ac.)

River Dell Acupuncture Wellness, P. C.

336 West Passaic Street, 2nd floor

Rochelle Park, NJ 07662

Tenant Review

A.Santiago made a motion to approve seconded by S. Iacobucci. Motion passed with all eligible members voting yes.

(Young Lee)

Session Real Estate, LLC

340 West Passaic Street, 1st Floor

Rochelle Park, NJ 07662

Tenant Review

J. Miller made a motion to approve seconded by S. Iacobucci. Motion passed with all eligible members voting yes.

DMS Consulting Services, Inc.
350 West Passaic Street, 4th Floor
Rochelle Park, NJ 07662

Tenant Review

J. Miller made a motion to approve seconded by A. Santiago. Motion passed with all eligible members voting yes.

Kung Fu Poke House
242 W. Passaic St.
Rochelle Park, NJ 07662

Tenant Review

J. Miller made a motion seconded by A. Santiago. Motion passed with G. Artola, S. Iacobucci, E. Kaniewski, J. Miller, A. Santiago voting yes. C. Mueller abstained.

High Road Auto Group, LLC
128 Rochelle Avenue
Block 17.01 Lot 1-7
Rochelle Park, NJ 07662

Tenant Review/Sign Variance

J. Miller made a motion to approve seconded by A. Santiago. Motion passed with all eligible members voting yes.

Building & Land Use Applications

TFJ 120 Passaic Urban Renewal, LLC Carried to 10/21/21 Special Mtg.

120 W. Passaic Street
Block 93.01 Lots 1.01, 1.02, 1.03 & 1.04

**Preliminary & Final Site Plan Approval, deviations from the 120 W. Passaic Street
Redevelopment Plan & Variance from N.J.S.A 40:55D-35 pursuant to N.J.S.A 40:55D-36**

RG Glass, LLC Carried to 10/28/21

143 Rochelle Avenue
Block 59 Lot 1

Tenant Review

Rochelle Dental Partners, LLC

5 W. Passaic Street
Block 86 Lot 2.02

Tenant Review

Dr. Thomas Viccaro was sworn in. He will be taking over the current dental practice and expanding into 600' more square feet. They will be doubling the space. Hoping to be able to see 48 patients a day. There will be 5 employees, one front desk, 2 dentists and 2 dental assistants. The staff will park in the back lot. There is plenty of parking. Hours of operation will be Monday- Friday from 7AM – 5PM.

J. Miller made a motion to approve seconded by S. Zotollo. Motion passed with all members voting yes.

Old Business – none

New Business – none

Meeting adjourned at 7:39PM.

Next Meeting October 28, 2021

Respectfully submitted,

Annemarie Wells, Secretary

Township of Rochelle Park
151 W. Passaic Street
Rochelle Park, NJ 07662
Planning Board
Minutes
October 28, 2021

The meeting was called to order by Chairman Ed Kaniewski at 7:10PM. Chairman Kaniewski stated that proper notification of the meeting has 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: G. Artola, E. Kaniewski, J. Miller, C. Mueller, A. Santiago, S. Zotollo, S. Iacobucci, A. Wells, L. Corrison, Esq, John Mayo, Board Engineer, Leah Fleming, Township Planner, Monica Miannecki, Township Flood Plain Manager
Absent - C. Grieco, J. Schmunk, W. Houghton, M. Anglin

The Chairman led the Pledge of Allegiance.

J. Miller made a motion to pay the bills for Harwood Lloyd LLC \$1500.00 (300.00 Kung Fu Poke, \$300.00 Rochelle Dental, 300.00 River Dell Acupuncture, 300.00 Session Real Estate, 300.00 DMS Consulting Resolutions) & North Jersey Media \$43.99 (advertising special mtg 10/21/21) seconded by S. Zotollo. Motion passed with all members present voting yes.

J. Miller made a motion to approve the minutes of the September 23, 2021 meeting seconded by A. Santiago. Motion passed with all members voting yes.

Resolutions:

Rochelle Dental Partners, LLC

5 W. Passaic Street
Block 86 Lot 2.02

Tenant Review

J. Miller made a motion to approve seconded by S. Zotollo. Motion passed with all members present voting yes.

Building & Land Use Applications

RG Glass, LLC

143 Rochelle Avenue
Block 59 Lot 1

Tenant Review

Rogelio Gomez, owner was sworn in. All mailings and notice were done properly. He will operate a window, glass and mirror replacement and installation business, He is the only employee. His hours will be 7AM – 5PM Monday – Saturday. He goes the customer's house to

put the windows in. No chemicals are used on premise. only alcohol. If an emergency arises he may need to go in on a Sunday. There is parking. He is not expecting much foot traffic. He has been in the business for 20 years. Deliveries will be during normal business hours. He plans to apply for a permit for a sign. No interior renovations. Public – none A. Santiago made a motion to approve seconded by S. Zotollo. Motion passed with all members present voting yes.

Your CBD Store

442 Rochelle Avenue

Block 58 Lot 20

Tenant Review

Antonio Diaz was sworn in on behalf of Your CBD Store. The proof of publication and mailing were satisfactory Your CBD Store is a franchise with locations throughout the U.S. which sell CBD products. No license is required to sell these products. Ms. Diaz will be taking a training course. All the products are USDA approved and consist of oils, creams and pet treats. There are no drug interactions. There will be 2 employees. The hours of operation will be 10AM -7:00PM seven days a week. The applicant agrees to comply with the local and county Blue Laws. The applicant will inquire of the County if she is permitted to operate on Sundays. There is sufficient parking on site. The applicant plans some minor renovations and will apply for permits if needed. Public – none S. Iacobucci made a motion to approve seconded by J. Miller. Motion passed with all members present voting yes.

Paramus Best Auto Body, LLC

37 – 43 W. Passaic Street

Block 86 Lots 2.01 & 2.05

Tenant Review

Danielle Federico, Attorney for the applicant. Salvatore Ferraro was sworn in he is a principal for Paramus Best Auto Body, LLC. There will be 9 employees the hours of operation will be 7:00AM – 6:00PM Monday – Friday and on Saturdays from 7:00AM – 2:00PM. There is plenty of parking on site. No alterations are being proposed. The lot in the rear will be used for overnight parking of cars being repaired. The business will operate as the existing business just under change of ownership. No toxic material on site other than paint. a private contractor will handle disposal of metals, tires, oil etc. Public – none A. Santiago made a motion to approve seconded by S. Zotollo. Motion passed with all members present voting yes.

Rite Auto Body, LLC

9 Overlook Avenue

Block 87 Lot 39

Tenant Review

Robert Davies, Attorney for the applicant. Isidro Then, Principal of Rite Auto Body, LLC was sworn in. Mr. Then is looking to operate an auto body repair shop. The hours of operation will be from 7:00AM – 6:00PM Monday – Friday and from 7:00AM -2:30PM on Saturday. There will be 4 employees. There will be no long-term storage of vehicles and all cars will be stored behind

the building. There are 6 parking spaces. There are not going to be any alterations to the site. A private company will dispose of parts & waste. Public – none
S. Zotollo made a motion to approve seconded by J. Miller. Motion passed with all members in present voting yes.

TFJ 120 Passaic Urban Renewal, LLC Continued Hearing

120 W. Passaic Street

Block 93.01 Lots 1.01, 1.02, 1.03 & 1.04

Preliminary & Final Site Plan Approval, deviations from the 120 W. Passaic Street

Redevelopment Plan & Variance from N.J.S.A 40:55D-35 pursuant to N.J.S.A 40:55D-36

Meryl Gonchar, Attorney for the applicant

Corey Klein, Attorney for the applicant

James Kinosian, Professional Engineer, witness for the applicant

Please see attached transcript

Old Business – none

New Business – none

Meeting adjourned at 11:15PM.

Next Meeting November 18, 2021

Respectfully submitted,

Annemarie Wells, Secretary

**Township of Rochelle Park
151 W. Passaic Street
Rochelle Park, NJ 07662
Planning Board
Minutes
Special Meeting
October 21, 2021**

The special meeting of the Rochelle Park Planning Board was called to order by Chairman Ed Kaniewski at 7:08PM. Chairman Kaniewski stated that proper notification of the meeting has 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: G. Artola, E. Kaniewski, J. Miller, C. Mueller, A. Santiago, S. Zotollo, S. Iacobucci, J. Schmunk, M. Anglin, A. Wells,
also present L. Corriston, Esq, J. Barree Township Planner, John Mayo, Board Engineer, Monica Miannecki, Township Flood Plain Manager.
Absent - C. Grieco, W. Houghton

The Chairman led the Pledge of Allegiance.

Building & Land Use Applications

TFJ 120 Passaic Urban Renewal, LLC

120 W. Passaic Street

Block 93.01 Lots 1.01, 1.02, 1.03 & 1.04

Preliminary & Final Site Plan Approval, deviations from the 120 W. Passaic Street Redevelopment Plan & Variance from N.J.S.A 40:55D-35 pursuant to N.J.S.A 40:55D-36

Meryl Gonchar, attorney for the applicant gave a brief description of what the applicant is proposing.

Frank Minervini, architect and Michael Dwyer, landscape architect were the witnesses that gave testimony.

Please see attached transcript.

Application will be continued at the October 28, 2021 meeting at 7PM.

J. Miller made a motion to adjourn seconded by S. Zotollo. All in favor motion passed.
Meeting adjourned at 10:10PM.

Next Meeting October 28, 2021

Respectfully submitted,

Annemarie Wells, Secretary

Township of Rochelle Park
151 W. Passaic Street
Rochelle Park, NJ 07662
Planning Board
Minutes
November 18, 2021

The meeting was called to order by Chairman Ed Kaniewski at 7:10PM. Chairman Kaniewski stated that proper notification of the meeting has 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: G. Artola, E. Kaniewski, J. Miller, C. Mueller, A. Santiago, S. Zotollo, S. Iacobucci, C. Grieco, J. Schmunk, M. Anglin A. Wells, L. Corrison, Esq, John Mayo, Board Engineer, John Barree, Township Planner, Monica Miannecki, Township Flood Plain Manager
Absent - W. Houghton

The Chairman led the Pledge of Allegiance.

J. Miller made a motion to approve the minutes of the October 28, 2021 meeting seconded by A. Santiago. Motion passed with all members voting yes.

Resolutions:

Building & Land Use Applications

RG Glass, LLC

143 Rochelle Avenue

Block 59 Lot 1

Tenant Review

Your CBD Store

442 Rochelle Avenue

Block 58 Lot 20

Tenant Review

Paramus Best Auto Body, LLC

37 – 43 W. Passaic Street

Block 86 Lots 2.01 & 2.05

Tenant Review

Rite Auto Body, LLC

9 Overlook Avenue

Block 87 Lot 39

Tenant Review

All four (4) resolutions were voted as one motion. There was one comment for RG Glass, LLC there is not 1 parking space on site there are 20. This resolution will be changed. J. Miller made a motion to

approve all 4 resolutions with the correction to RG Glass, seconded by S. Zotollo. Motion passed with all members present voting yes.

Building & Land Use Applications

TFJ 120 Passaic Urban Renewal, LLC Continued Hearing

120 W. Passaic Street

Block 93.01 Lots 1.01, 1.02, 1.03 & 1.04

Preliminary & Final Site Plan Approval, deviations from the 120 W. Passaic Street Redevelopment Plan & Variance from N.J.S.A 40:55D-35 pursuant to N.J.S.A 40:55D-36

Meryl Gonchar, Attorney for the applicant

Corey Klein, Attorney for the applicant

Traffic Expert John Corak, PE and Planner Kate Keller, P.P. are the witnesses for tonight.

Case was heard until 9:10PM and resumed at 10:19PM.

Santiago made a motion to approve seconded by S. Iacobucci. Motion passed with G. Artola, S.

Iacobucci, E. Kaniewski, J. Miller, A. Santiago, S. Zotollo, voting yes and C. Mueller voting no.

Please see attached transcript

Enis Alberaqqdar, MD

320 W. Passaic Street

Block 102 Lot 7.03 & 8

Tenant Review Site Plan

Brian Chewcaskie, Attorney for the applicant. The applicant is looking to use the building for a medical & sleep center facility. The applicant was deemed complete. The parking area will be redesigned. The second floor will be used for storage only. C. Bertin was sworn in and accepted as an expert in engineering. Bertin Engineering did the site plan for the property. Mr. Bertin gave testimony about the site and what is currently on site and what the applicant is proposing. The greenhouses that are currently on the property will be removed. The parking will be increased from 36 parking spaces to 63, there will be 5 sets of tandem parking spaces for the employees. (10 spaces) The applicant will be adding aerial lights and a trash enclosure at the end of the property. Sidewalks will be added as well. The new front door will be in the back of the building. There are 2 driveways the driveways will be kept but they will become one way. The building will be situated for 5 tenants. 4 will be for medical offices and 1 for the sleep center. Mr. Bertin also went over the shade trees that are being proposed as well as the drainage. Questions were asked of Mr. Bertin from the professionals as well as the Board members. There was concern about the ease of getting emergency vehicles in the driveway with the additional parking spaces that were added. The trash pick up times and snow removal times were also discussed. Public - none

Hearing will be continued at the next meeting 12/16/2021.

Old Business – none

New Business – none

Meeting adjourned at 11:30PM.

Next Meeting December 16, 2021

Respectfully submitted,

Annemarie Wells, Secretary

**Township of Rochelle Park
151 W. Passaic Street
Rochelle Park, NJ 07662
Planning Board
Minutes
December 16, 2021**

The meeting was called to order by Chairman Ed Kaniewski at 7:10PM. Chairman Kaniewski stated that proper notification of the meeting has 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. The meeting was a hybrid meeting.

Roll Call – Present: G. Artola, E. Kaniewski, J. Miller, C. Mueller, A. Santiago, S. Zotollo, S. Iacobucci, C. Grieco, J. Schmunk, M. Anglin A. Wells, L. Corrison, Esq, John Mayo, Board Engineer, John Barree, Township Planner, Absent - W. Houghton

The Chairman led the Pledge of Allegiance.

A Santiago made a motion to approve the minutes of the November 18, 2021 meeting seconded by J. Miller. Motion passed with all members present voting yes.

J. made a motion to pay the bills (North Jersey Media 56.14, Harwood Lloyd \$1785 200 10/21/21 mtg, 200 10/28/21 mtg. 80.00 320 W. Passaic, 140.00 High Road Auto, 1060.00 Glass Gardens, 105.00 general matters) seconded by C. Grieco. Motion passed with all members present voting yes.

Resolutions

TFJ 120 Passaic Urban Renewal, LLC Continued Hearing

120 W. Passaic Street

Block 93.01 Lots 1.01, 1.02, 1.03 & 1.04

Preliminary & Final Site Plan Approval, deviations from the 120 W. Passaic Street Redevelopment Plan & Variance from N.J.S.A 40:55D-35 pursuant to N.J.S.A 40:55D-36

J. Miller made a motion to approve the resolution seconded by A. Santiago. Motion passed with G. Artola, S. Iacobucci, E. Kaniewski, J. Miller, & A. Santiago voting yes.

Building & Land Use Applications

Enis Alberqdar, MD

320 W. Passaic Street

Block 102 Lot 7.03 & 8

Tenant Review Site Plan

The Chairman announced if you are here for the application of Enis Alberqdar, MD it is being carried to the January 27, 2022 meeting.

Old Business – none

New Business – none

Public – Bob Verhasselt 40 Forest Pl. asked if building permits can be issued for the 120 W. Passaic project as there is currently litigation about the easement ownership. L. Corrison stated she did not know the whole story and she would find out what exactly is going on and the outcome. Mr. Verhasselt stated he hopes he gets an answer at the January meeting. Dave Kingma wished everyone a happy healthy holiday.

Meeting adjourned at 7:30PM.

Next Meeting January 27, 2022

Respectfully submitted,

Annemarie Wells, Secretary

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT**

**151 West Passaic Street
Rochelle Park, NJ 07662**

Minutes of the March 4, 2021

**Regular Meeting
Via Zoom**

Chairman Scott DenBleyker called the March 4, 2021 regular meeting of the Zoning Board of Adjustment to order at 7:33PM.

The Chairman led the Pledge of Allegiance.

Roll call: Present: S. DenBleyker, S. Antista, D. Kingma, G. Cirello, K. Dudhia, M. Warren, B. Graziano & F. Pascarella. Also Present Board Attorney Ronald Mondello, Board Engineer John Mayo, Township Planner John Barree, Secretary Annemarie Wells.

Absent: V. Boodaghian,

G. Cirello made a motion to approve the minutes from the February 4, 2021 meeting seconded by F. Pascarella. Motion passed with all members present voting yes. S. Antista made a motion to pay the bills for Ronald P. Mondello for \$2525.00.00 \$2125 Sandra & Jerry Corp. Resolution \$400.00 March 4, 2021 mtg. seconded by K. Dudhia. Motion passed with all members present voting yes.

Public - None

Resolution-

ZB #21-001

1 Somerville

RoseMarie McManus

Block 107.03 Lot 1

Seeking to Erect a 6' Fence on a Corner Property

G. Cirello made a motion to approve the resolution seconded by F. Pascarella. Motion passed with all eligible members voting yes. (S. DenBleyker, G. Cirello, S. Antista, M. Warren, D. Kingma & K. Dudhia)

New Business –

Hearing #ZB20-002

Brides by Young

160 Route 17 Block 34 Lot 1

Seeking a Sign Variance

John Conte, Jr. attorney for the applicant. The applicant Brides by Young submitted a last-minute revision of the signage plan. This has eliminated two variances. The applicant needs one variance for a 95.7 sf internally illuminated wall mounted channel letter sign on the southern side

of the façade. William Colling was sworn in. He is a Managing Partner of Brides by Young, LLC. Mr. Colling stated that Brides by Young is a Bridal store the Rochelle Park store is the third store and it is their flagship store. It is a size inclusive store. It is the largest plus size bridal store in the world. The Rochelle Park store opened about a year ago and three weeks after opening they had to close due to Covid 19. The reason they are asking for the exception is because if you are traveling northbound on Route 17 it would allow the travelers to see it traveling northbound. It would also help the first-time customers and existing customer being able to see the signage to pull into the lot. The Board asked questions of Mr. Colling. Mr. Kingma asked what happens if someone passed the store how do they turn around. Mr. Colling responded by saying brides are passionate and will do what they have to and they will turn around. Mrs. Pascarella asked if the sign will be on the window or the building. Mr. Colling replied it will be on the building. Public – none

Brian Travers was sworn in. He is a field supervisor at Butler sign company since 1989 and has been employed there since 1978. He has testified before numerous boards throughout NJ. Mr. Travers stated the sign is approximately two foot eight inches tall. it's going to be internally illuminated with LEDs. Of course, the energy efficient with these, and it'll have a plastic face. There'll be no kind of glare or blurriness, for any drivers. Mr. Conte asked Mr. Travers why is the sign designed and would be built the way it is? Mr. Travers answered the spacing off the wall, from the back of the letter to the face of the letter is approximately five inches. And your standard signs are anywhere from five to nine inches deep. And what that does is it gives the illumination apparatus time to spread out as it hits the face. So, you don't have to put as much of it inside. Like a light bulb, obviously, you know as it as it goes farther away, the spread gets better on it. The old neon signs were 9 to 12 inches deep. the LED signs are a lot. Not as deep. Like I said about five inches. And that's about the norm. Actually, that's probably on the low side of the normal depth of a channel letter. So, the answer is that that would be more standard, correct as technology, he stated 80% of the signs in Rochelle Park are five inches deep or in that vicinity. The Board asked questions of Mr. Travers. Mr. Kingma asked Mr. Travers about people missing the store and Mr. Travers responded he would not want to make that u turn. Public - None

G. Cirello made a motion to approve seconded by F. Pascarella. Motion passed with S. DenBleyker, D. Kingma, S. Antista, G. Cirello, K. Dudhia, B. Graziano voting yes. M. Warren voted no.

S. Antista made a motion seconded by M. Warren to go into closed session in reference to Sandra & Jerry Corporation. Motion passed with all members in favor.

The Board went into closed session at 8:14

The Board came out of closed session at 8:19

Meeting adjourned 8:20PM.

Next meeting April 1, 2021 @7:30PM

Respectfully Submitted,

Annemarie Wells, Secretary

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT**

**151 West Passaic Street
Rochelle Park, NJ 07662**

Minutes of the April 1, 2021

**Regular Meeting
Via Zoom**

Chairman Scott DenBleyker called the April 1, 2021 regular meeting of the Zoning Board of Adjustment to order at 7:33PM.

The Chairman led the Pledge of Allegiance.

Roll call: Present: S. DenBleyker, S. Antista, D. Kingma, G. Cirello, K. Dudhia, M. Warren, V. Boodaghian, & F. Pascarella. Also, Present Board Attorney Ronald Mondello, Board Engineer John Mayo, Secretary Annemarie Wells.

Late – B. Graziano 7:40PM

M. Warren made a motion to approve the minutes from the March 4, 2021 meeting seconded by K. Dudhia. Motion passed with all members present voting yes. S. Antista made a motion to pay the bills for Ronald P. Mondello for \$1712.50.00 (\$400.00 attendance April 1, 2021 mtg, \$437.50 resolution Brides by Young, 875.00 Sandra & Jerry Litigation) & NJPO \$170.00 (85.00 per person for mandatory training Graziano & Pascarella) seconded by G. Cirello. Motion passed with all members present voting yes.

Public – Bob Verhasselt 40 Forest Place questioned whether or not the Board engineered billed the resident at 55 Chestnut Street. Mr. Mayo responded and said he would look into it.

Resolution-

Hearing #ZB20-002

Brides by Young

160 Route 17 Block 34 Lot 1

Sign Variance

Chairman DenBleyker made a motion to approve the variance seconded by S. Antista. Motion passed with S. DenBleyker, S. Antista, D. Kingma, K. Dudhia, G. Cirello & B. Graziano all voting yes.

New Business-

None

The Board went into closed session at 7:44PM Al Acquaviva took over from Mr. Mondello. The Board came out of closed session at 8:25PM.

Meeting adjourned 8:26PM.

Next meeting May 6, 2021 @7:30PM

Respectfully Submitted,

Annemarie Wells, Secretary

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT**

**151 West Passaic Street
Rochelle Park, NJ 07662
Minutes of the May 6, 2021
Regular Meeting
Via Zoom**

Chairman Scott DenBleyker called the May 6, 2021 regular meeting of the Zoning Board of Adjustment to order at 7:30PM.

The Chairman led the Pledge of Allegiance.

Roll call: Present: S. DenBleyker, S. Antista, D. Kingma, G. Cirello, M. Warren, V. Boodaghian, B. Graziano & F. Pascarella. Also, Present Board Attorney Ronald Mondello, Board Engineer John Mayo, John Barre, Township Planner, & Secretary Annemarie Wells.

Absent: K. Dudhia

G. Cirello made a motion to approve the minutes from the April 1, 2021 meeting seconded by M. Warren. Motion passed with all members present voting yes. S. Antista made a motion to pay the bills for Ronald P. Mondello for \$400.00 (\$400.00 attendance May 6, 2021 mtg) seconded by V. Boodaghian. Motion passed with all members present voting yes.

Public – R. Verhasselt 40 Forest Pl. asked if the engineer billed the homeowner at 55 Chestnut St. John Mayo state the homeowner was billed.

Old Business:

Attorney Tom DiBiasi

Heidi Mullen

25 Crescent Street

Block 78 Lot 15

Chairman DenBleyker recused himself. Mr. Mondello gave a brief summary of the case. The initial application for 25 Crescent Street was denied. The applicant changed the application and came back before the Board and that application was approved. The approval had a condition that the two meters be combined into one meter. The thought was so the residence could not be converted into a 2 family it is a one family. The owner is currently selling the residence and is having difficulty with having PSE&G come out and combine those meters. They said they won't do it. The applicant did some research and received prices from professionals and it was quite costly. The applicant is asking for the Board to remove this condition. Mr. DiBiasi, Attorney for the applicant and Mr. William Mulder, Attorney for the purchaser of the home. There is a \$20,000.00 escrow being held pending tonight's decision. Mr. DiBiasi explained to the Board all the steps he took trying to get PSE&G to remove the one meter. PSE&G stated there is no need to remove it as the meters are billed as once account, account #6958101804. Mr. DiBiasi stated that Mr. Mulder can verify the house was listed as a single-family house and sold as a single-family house. All documents list the property as a one family house. Mr. Mulder also stated his client has no intention of using this house as a two family they know it is only allowed to be used

as a one family house. S. Antista made a motion to amend to the resolution that applicant does not have to combine the two meters into one seconded by G. Cirello. Motion passed with S. Antista, G. Cirello, V. Boodaghian, D. Kingma, B. Graziano, F. Pacarella voting yes. M. Warren abstained.

New Business –

Hearing #ZB21-002

Alvarez Athletics

53 Woodland Avenue

Seeking a Use Variance

Joshua Alvarez, was sworn in. The application was deemed complete. Mr. Alvarez gave the Board a brief summary of what he is doing. He is looking to open a personal training facility. He works one on one and with small groups. All sessions are appointment based. The largest group he will have at one time will be 12-15 people. This is a new space. There is a salon right behind him. There is plenty of parking as most of his clients are students that get dropped off. He testified that the space is a box gym, completely square, with a turf lane, three power racks, a dumbbell setup, cardio equipment, treadmills, rowing machines and cable machines. No supplements or food will be sold. There are no showers or steam rooms just a bathroom. He has no intentions to use the outdoor parking lot for training.

Public – None

M. Warren made a motion to approve seconded by F. Pascarella. Motion carried with all members present voting yes.

Closed Session – S. Antista made a motion to go in to closed session seconded by G. Cirello. All in favor motion passed. Board went into closed session at 8:13PM

Litigation 200 Route 17, LLC

Litigation Sandra & Jerry Corp.

The Board came out of closed session at 9:12PM. M. Warren made a motion to adjourn seconded by G. Cirello. Motion passed with all members present voting yes.

Meeting adjourned 9:13PM.

Next meeting June 3, 2021 @7:30PM

Respectfully Submitted,

Annemarie Wells, Secretary

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT
151 West Passaic Street
Rochelle Park, NJ 07662
Minutes of the June 3, 2021
Regular Meeting
Via Zoom**

Chairman Scott DenBleyker called the June 3, 2021 regular meeting of the Zoning Board of Adjustment to order at 7:31PM.

The Chairman led the Pledge of Allegiance.

Roll call: Present: S. DenBleyker, K. Dudhia, D. Kingma, G. Cirello, M. Warren, V. Boodaghian, B. Graziano & F. Pascarella. Also, Present Board Attorney Ronald Mondello, Board Engineer John Mayo, John Barre, Township Planner, & Secretary Annemarie Wells. Absent: S. Antista G. Cirello made a motion to excuse S. Antista from the meeting seconded by K. Dudhia for personal reasons. Motion passed with all members present voting yes.

F. Pascarella made a motion to approve the minutes from the May 6, 2021 meeting seconded by V. Boodaghian. Motion passed with all members present voting yes. G. Cirello made a motion to pay the bills for Ronald P. Mondello for \$1900.00 (\$400.00 attendance June 3, 2021 mtg, \$375 Alvarez resolution, \$1125 Sandra & Jerry Corp Litigation) seconded by K. Dudhia. Motion passed with all members present voting yes.

Public – R. Verhasselt 40 Forest Pl. asked if the engineer billed the homeowner at 55 Chestnut St. John Mayo state the bill went out on April 22, 2021.

Resolution:

Hearing #ZB21-002

Alvarez Athletics

53 Woodland Avenue

Seeking a Use Variance

M. Warren made a motion to approve seconded by F. Pascarella. Motion carried with S. DenBleyker, D. Kingma, G. Cirello, M. Warren, V. Boodaghian & B. Graziano voting yes.

New Business:

Hearing #ZB21-003

17 Hahn LLC

17 Hahn Avenue Block 107.07 Lot 4

Seeking to erect a second-floor addition

Rear yard & side yard set back

Douglas Battersby, Architect was sworn in and accepted as an expert in architecture. The applicant was deemed complete. Richard Mawker from GTFM the applicant was also present. Mr. Battersby told the Board the existing house on the property is in pretty poor shape. It is a

single-story single-family house in a residential zone. They are proposing a second story addition and the required rear yard set back is 30' and 28.75 is proposed. And a ground mounted air-conditioned unit must be installed in the rear yard or 10' from the side property line and they are proposing 9' on the side yard. Mr. Battersby stated the addition would be a great improvement to the house and the neighborhood. Currently there is a rear enclosed porch 20.67' that will be removed as it is falling apart and actually improving this variance from what currently exists. They are asking for the rear yard variance, as well as location of the AC path in the side yard, as they mentioned, because of the orientation of the house on the lot, and because of the direction of the rear property line, the variance that they are requesting is only for the left, let's say 61% of the back of the building. The house was bought for an investment. The house will be sold after it is finished. The property is not in a flood zone. There will be 8- 9 trees removed. The Board asked questions of Mr. Battersby. There was a discussion about the placement of the HVAC. Public- None

G. Cirello made a motion to approve with conditions (the applicant agrees to plant 1 tree and provide some type of fencing pvc etc around the HVAC unit in the side yard) seconded by F. Pascarella. Motion passed with all members voting yes.

200 Route 17, LLC

Discussion of Consent Order of Remand

Ron Mondello and D. Kingma recused themselves. Al Acquaviva took over as Board attorney for the Discussion of Consent Order of Remand. Victor Herlinsky, attorney for the applicant. Al went over the 6 conditions from the mediation;

1. building height 4 stories from 5
2. applicant to repair storm and drain system on property the board engineer recommends
3. the applicant will plant a row of arborvitaes to screen the property from the residential area
4. the applicant and board will agree to landscape plan
5. there will be a limit on the lighting on the residential side of the building
6. hours of operation 6am-10pm 7 days a week

Public – John Molinelli, attorney for Ultimate Force wanted to know what the height of the building is going to be now? Mr. Herlinsky stated to Mr. Molinelli that his questions could be answered when the experts are at the meeting. Mr. Molinelli has some other questions and Mr. Herlinsky stated he does not feel now is the proper time as the court still has jurisdiction. Today is for a final resolution of this pending remand from the court. Mr. Herlinsky went on to say he very much appreciates and he understands that if the board approves the settlement, there will be a full hearing when all of these issues will be addressed. Mr. Verhasselt wanted to know how many units are being proposed? 790. Mr. Verhasselt also wanted to know what percentage of the ratable is in Maywood and what percentage is in Rochelle Park? 50%.

G. Cirello made a motion seconded by V. Boodgahian to approve the consent order of remand. Motion carried with all eligible members voting yes. (V. Boodgahian, G. Cirello, S. DenBleyker, K. Dudhia, M. Warren & B. Graziano).

Closed Session – S. DenBleyker made a motion to go in to closed session seconded by G. Cirello. All in favor motion passed. Board went into closed session at 8:28PM

Litigation Sandra & Jerry Corp.

The Board came out of closed session at 8:53PM. The Board discussed when we would meet in person. The July meeting will be virtual as we have an applicant who has already noticed. August we will go back to in person meetings. August 5, 2021 will be an in-person board meeting. S. DenBleyker made a motion to adjourn seconded by V. Boodgahian. Motion passed with all members present voting yes.

Meeting adjourned 9:00PM.

Next meeting July 1, 2021 @7:30PM

Respectfully Submitted,

Annemarie Wells, Secretary

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT**

**151 West Passaic Street
Rochelle Park, NJ 07662
Minutes of the July 1, 2021
Regular Meeting
Via Zoom**

Chairman Scott DenBleyker called the July 1, 2021 regular meeting of the Zoning Board of Adjustment to order at 7:30PM.

The Chairman led the Pledge of Allegiance.

Roll call: Present: S. DenBleyker, D. Kingma, S. Antista, G. Cirello, M. Warren, V. Boodaghian, B. Graziano & F. Pascarella. Also, Present Board Attorney Ronald Mondello, Board Engineer John Mayo, Township Planner John Barre & Secretary Annemarie Wells.
Absent K. Dudhia

V. Boodaghian made a motion to approve the minutes from the June 3, 2021 meeting seconded by F. Pascarella. Motion passed with all members present voting yes. S. Antista made a motion to pay the bills for Ronald P. Mondello for \$1212.050 (\$400.00 attendance July 1, 2021 mtg, \$250 Alvarez resolution, \$562.50 Sandra & Jerry Corp Litigation) North Jersey Media \$43.45 & Our Town \$23.50 seconded by G. Cirello. Motion passed with all members present voting yes.

Public – None

Resolution

25 Crescent Street

Block 78 Lot 15

Amended Resolution

G. Cirello made a motion to approve the amended resolution seconded by S. Antista. Motion passed with all eligible members voting yes. (S. Antista, V. Boodaghian, G. Cirello, D. Kingma, B. Graziano & F. Pascarella).

Hearing #ZB21-003

17 Hahn LLC

17 Hahn Avenue Block 107.07 Lot 4

M. Warren asked if the resolution had a condition in it to plant a tree in the front yard. Mr. Mondello stated he would put it in. M. Warren made a motion to approve the resolution with the condition seconded by B. Graziano. Motion passed with all members present voting yes.

New Business

Hearing ZB#21-004

Jill Sohmer/Rodrigo Hernandez

13 Marion Avenue Block 54 Lot 3

Seeking to install a paver patio over the maximum improved coverage

Jill Sohmer and Rodrigo Hernandez were both sworn in. The application was deemed complete. They are the homeowners of 13 Marion Avenue. They have lived there for the last 17 years. They are looking to install a paver patio. Ms. Sohmer stated that they are looking to add the patio to make the area safer. The pavers that are currently there are broken and damaged. Mr. Warren asked if they are in a flood zone. Ms. Sohmer stated they are in a flood zone and have flood insurance and in the 17 years they have never had water. They are putting a permeable system in. Cambridge is the system they are using. Ms. Pascarella asked if they are replacing something that is already there. Ms. Sohmer stated yes but they are also removing the slate that was there that is broken and dangerous when it gets wet. The Chairman told them looking at the current map it does not look like they are in a flood zone any more. Public – none
M. Warren made a motion to approve seconded by S. Antista. Motion passed with all members present voting yes.

Old Business**Sandra & Jerry Corp. discussion of Settlement Agreement**

The Board discussed the agreement. S. Antista stated he doesn't believe we should have a special meeting especially during the summer when board members maybe on vacation. Mr. Mondello will tell Mr. Chewcaskie that they will be on the August 5 agenda after applications and the other whispering woods hearing. M. Warren also agreed. The Chairman questioned the time the sign would be turned off and on. Mr. Mondello will make sure it is stated from 6am-12am it will be on and from midnight to 6am it will be off. M. Warren made a motion to approve the settlement agreement with the modifications seconded by G. Cirello. Motion passed with all members present voting yes.

Meeting adjourned 8:05PM.

Next meeting August 5, 2021 @7:30PM at the Municipal Building.

Respectfully Submitted,

Annemarie Wells, Secretary

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT**

**151 West Passaic Street
Rochelle Park, NJ 07662
Minutes of the August 5, 2021
Regular Meeting
Via Zoom**

Chairman Scott DenBleyker called the August 5, 2021 regular meeting of the Zoning Board of Adjustment to order at 7:33PM.

The Chairman led the Pledge of Allegiance.

Roll call: Present: S. DenBleyker, D. Kingma, S. Antista, K. Dudhia, M. Warren, V. Boodaghian, B. Graziano & F. Pascarella. Also, Present Board Attorneys Ronald Mondello, & Al Acquaviva, Board Engineer John Mayo, Township Planner Leigh Fleming & Secretary Annemarie Wells.
Absent G. Cirello

S. Antista made a motion to approve the minutes from the July 1, 2021 meeting seconded by M. Warren. Motion passed with all members present voting yes. K. Dudhia made a motion to pay the bills for Ronald P. Mondello for \$712.50 (\$400.00 attendance Aug. 5, 2021 mtg, \$312.50 Sohmer resolution,) seconded by V. Boodaghian. Motion passed with all members present voting yes.

Public – None

Resolution -

Hearing ZB#21-004

Jill Sohmer/Rodrigo Hernandez

13 Marion Avenue Block 54 Lot 3

Seeking to install a paver patio over the maximum improved coverage

M. Warren made a motion to approve the resolution seconded by D. Kingma. Motion passed with all eligible members voting yes. (S. Antista, V. Boodaghian, S. DenBleyker, D. Kingma, M. Warren, & B. Graziano).

New Business -

Hearing ZB21-005

Rocco & Magdalena Lucia

9 Prospect Avenue

Block 46.02 Lot 170

Seeking to erect a portico roof over existing platform

The application was deemed complete. Rocco & Magdalena Lucia homeowners of 9 Prospect Avenue were sworn in. The applicant is looking to change their porch from facing right to face the sidewalk for safety issues and convenience and put a roof over it. The size is 26.6 square feet

approximately 5x5. the required setback is 25', currently it is at 15.18 and with the new porch it will be 11.1'. S. Antista made a motion to approve seconded by K. Dudhia. Motion passed with S. DenBleyker, S. Antista, V. Boodaghian, K. Dudhia, D. Kingma, M. Warren & B. Graziano all voting yes.

Mr. Mondello stated that if anyone was there to hear the Whispering Woods for Sandra & Jerry Corp. it has been carried to the September 2, 2021 meeting with no further notice.

Whispering Woods

200 Route 17, LLC

Midland Street

Block 8 Lot 1.01

Please see the attached transcript.

Whispering Woods

Sandra & Jerry Corp. Carried to September 2, 2021

158 Central Avenue

Block 25.01 Lots 1 & 8

Old Business - None

Next meeting September 2, 2021 @7:30PM at the Municipal Building.

Respectfully Submitted,

Annemarie Wells, Secretary

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT**

**151 West Passaic Street
Rochelle Park, NJ 07662
Minutes of the September 2, 2021
Regular Meeting**

CANCELED DUE TO HURRICANE IDA

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT**

**151 West Passaic Street
Rochelle Park, NJ 07662
Minutes of the October 7, 2021
Regular Meeting**

Chairman Scott DenBleyker called the October 7, 2021 regular meeting of the Zoning Board of Adjustment to order at 7:33PM.

The Chairman led the Pledge of Allegiance.

Roll call: Present: S. DenBleyker, G. Cirello, D. Kingma, S. Antista, M. Warren, V. Boodaghian, B. Graziano & F. Pascarella. Also, Present Board Attorneys Ronald Mondello, & Al Acquaviva, Board Engineer John Mayo, Township Planner John Barree & Secretary Annemarie Wells.
Absent: V. Boodaghian, K. Dudhia

G. Cirello made a motion to approve the minutes from the August 5, 2021 meeting seconded by S. Antista. Motion passed with all members present voting yes. G. Cirello made a motion to pay the bills for Ronald P. Mondello for \$1587.50 (\$400.00 attendance Oct. 7, 2021 mtg, \$250 Lucia resolution, \$937.50 Sandra & Jerry Resolution) seconded by M. Warren. Motion passed with all members present voting yes.

Public – None

Resolution -

Hearing ZB21-005

Rocco & Magdalena Lucia

9 Prospect Avenue

Block 46.02 Lot 170

Seeking to erect a portico roof over existing platform

D. Kingma made a motion to approve seconded by G. Cirello. Motion passed with all eligible members voting yes. (Antista, DenBleyker, Kingma, Warren, Cirello & Graziano).

Whispering Woods

200 Route 17, LLC

Midland Street

Block 8 Lot 1.01

Al Acquaviva, Esquire took over for Board Attorney Ron Mondello. The resolution was discussed. Mr. Mayo had some issues. Mr. Mayo went over those issues. The applicant will have to abide by these conditions. The Board can vote on the resolution tonight and the Board Engineer will discuss with the applicant's engineer. S. Antista made a motion to approve with the 2 conditions seconded by G. Cirello. Motion passed with all eligible voting yes. (DenBleyker, Warren, Antista, Cirello, Graziano).

**Whispering Woods
Sandra & Jerry Corp.
158 Central Avenue
Block 25.01 Lots 1 & 8**

Nylema Nabbie, attorney for the applicant. The resolution states all the conditions. The settlement agreement was marked as A1. Mr. Mondello went over the resolution. The Board asked questions of Mr. Mondello. Chairman DenBleyker made a motion to approve seconded by S. Antista. Motion passed with all eligible members voting yes. (DenBleyker, Antista, Warren, Kingma, Cirello).

Old Business - None

The Board went into closed session at 7:56PM.
The Board came out of closed session at 8:20PM.

Meeting adjourned at 8:22PM

Next meeting November 4, 2021 @7:30PM at the Municipal Building.

Respectfully Submitted,

Annemarie Wells, Secretary

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT**

**151 West Passaic Street
Rochelle Park, NJ 07662
Minutes of the November 4, 2021
Regular Meeting**

Chairman Scott DenBleyker called the November 4, 2021 regular meeting of the Zoning Board of Adjustment to order at 7:35PM.

The Chairman led the Pledge of Allegiance.

Roll call: Present: S. DenBleyker, G. Cirello, D. Kingma, B. Graziano & F. Pascarella. Also, Present Board Attorney Ronald Mondello, Board Engineer John Mayo, & Secretary Annemarie Wells.

Absent: S. Antista, M. Warren, K. Dudhia

F. Pascarella made a motion to approve the minutes from the October 7, 2021 meeting seconded by G. Cirello. Motion passed with all members present voting yes. G. Cirello made a motion to pay the bills for Ronald P. Mondello for \$400 seconded by S. DenBleyker. Motion passed with all members present voting yes.

Public – None

New Business –

Hearing #ZB21-06

Abanoub Abdelmaseh

25 Oak Street

Block 21 Lots 95.01, 96, 97 & 98

Seeking to erect an extension of an existing 2 family dwelling which is presently non-conforming

Because zone only permits one family dwelling (C variance; & D Variance).

The hearing will be carried to the December 2, 2021 meeting.

Vachik Boodaghian has resigned from the Board due to his work schedule. Dennis Duddie was appointed as alternate #2. Barbara Graziano will move up to fill Vachik Boodaghian's term. Francine Pascarella will move up to alternate #1.

Old Business - None

Meeting adjourned at 7:50PM

Next meeting December 2, 2021 @7:30PM at the Municipal Building.

Respectfully Submitted,

Annemarie Wells, Secretary

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT**

**151 West Passaic Street
Rochelle Park, NJ 07662
Minutes of the December 2, 2021
Regular Meeting**

MEETING CANCELED