

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

**151 West Passaic Street
Minutes of the August 2, 2012 meeting**

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:35 PM.

The following members were present: Chairman William Coleman, Sergio Gonzalez, Nancy Croot, Patrick Sheehan, Scott Den Bleyker and Board Attorney Anthony Gallina. Absent: Vice-chairman Jason Quinn and Diane Davidson.

Moved by N. Croot seconded by P. Sheehan that the minutes of the July 5, 2012 meeting be approved as presented.

Motion passed with all members present voting in the affirmative.

Moved by P. Sheehan seconded by S. Den Bleyker that the Rochelle Park Board of Adjustment pay the following bills:

Anthony Gallina for July meeting	\$175.00
Job & Job for Allied Developers	\$517.31
Job & Job for Allied Developers	\$726.10
Anthony Gallina for Ambat resolution	\$250.00
Banisch Associates for Allied Developers	\$106.50

Motion passed with all members present voting in the affirmative.

Old business: none.

New business: none

Meeting adjourned at 7:38 P.M. on motion by S. Gonzalez seconded by P. Sheehan. All present were in favor.

Attest August 2, 2012

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:39 PM.

The following members were present: Chairman William Coleman, Sergio Gonzalez, Nancy Croot, Patrick Sheehan, Scott Den Bleyker and Board Attorney Anthony Gallina. Absent: Vice-chairman Jason Quinn and Diane Davidson.

**1. Hearing #687
Radhakrishnan Ambat
22 Oak Street**

Applicant is seeking a building cover variance of 311 square feet.
Memorialize resolution.

Moved by P. Sheehan seconded by N. Croot that the board adopt the resolution approving the building cover variance of 311 square feet.

	Yes	No	Absent/Abstain
William Coleman, Chairman	X		
Jason Quinn, Vice Chairman			Absent
Patrick Sheehan, Member	X		
Nancy Croot, Member	X		
Scott Den Bleyker, Member	X		
Sergio Gonzalez, Member			Abstain
Diane Davidson, Member			Absent

Meeting adjourned at 7:40 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest August 2, 2012

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:41 PM.

The following members were present: Chairman William Coleman, Sergio Gonzalez, Nancy Croot, Patrick Sheehan, Scott Den Bleyker and Board Attorney Anthony Gallina. Absent: Vice-chairman Jason Quinn and Diane Davidson.

2. Hearing #688

Francesco Oliveri

25 Catherine Street

Applicant is seeking variances for driveway width, continuous driveway width and building cover variance of 337 feet. Memorialize resolution.

Moved by P. Sheehan seconded by S. Den Bleyker that the board adopt the resolution approving the variances for driveway width, continuous driveway width and building cover variance of 337 feet.

	Yes	No	Absent/Abstain
William Coleman, Chairman	X		
Jason Quinn, Vice Chairman			Absent
Patrick Sheehan, Member	X		
Nancy Croot, Member	X		
Scott Den Bleyker, Member	X		
Sergio Gonzalez, Member			Abstain
Diane Davidson, Member			Absent

Meeting adjourned at 7:43 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest August 2, 2012

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:44 PM.

The following members were present: Chairman William Coleman, Sergio Gonzalez, Nancy Croot, Patrick Sheehan, Scott Den Bleyker and Board Attorney Anthony Gallina. Absent: Vice-chairman Jason Quinn and Diane Davidson.

3. Hearing #689

Wild Acres, LLC

59 Chestnut Street, Lot 2 Block 73 and Lot 4 Block 73

Applicant is seeking an opinion as to whether or not the non-conformities would permit modifications under our bulk schedule or if variances would be required. The lots are not merged.

Attorney Bruce Whittacker appeared for applicant. They are requesting an interpretation. A-1 in evidence proof of publishing in *The Record* dated 7/23/12, A-2 affidavit of service dated 7/23/12 of notices sent to property owners within 200', A-3 proposed form of notice to property owners within 200', A-4 certified mail receipts of notices to property owners within 200' consisting of 5 pages, A-6 certified list of property owners within 200' of premises, A-7 letter from Mr. Bolan dated 8/8/07 consisting of letter and 2 attachments. Application is complete. Owner is not proposing any building on either property. Mr. Whittacker passed out a letter from Mr. Bolan dated 8/8/07 to Richard Brady stating that these properties are not merged. Wild Acres is looking to sell one of the properties. Wants to be clear if prospective buyers question the status. A-8 passed out letter analyzing Mr. Bolan's letter. Refer to A-8, A-9.

Dory Izzo, 123 Woodland Road, Montvale, NJ. was sworn in. He is one of the principals of Wild Acres. They received a CCO when they bought it. They hope to sell the home in the future and are seeking relief. The garage would be removed before consummating the sale of the house. A-10 in evidence are photographs of existing properties that do not have garages. There are 17 pages. If a new home were to be built on the property with only the garage, it would be built with a garage. Mr. Coleman asked questions about the application. Opened to public. No questions. Mr. Gallina asked questions of Mr. Whittacker regarding Mr. Bolan's letter. The deed is 12/07/09. A-12 in evidence is the deed to the client.

Mr. Whittacker would like to supplement the record next month before taking a vote. Mr. Gallina asked that they submit additional \$2500 escrow.

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Meeting adjourned at 9:00 P.M. on motion by P. Sheehan seconded by S. Den Bleyker.
All present were in favor.

Attest August 2, 2012

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 9:01 PM.

The following members were present: Chairman William Coleman, Sergio Gonzalez, Nancy Croot, Patrick Sheehan, Scott Den Bleyker and Board Attorney Anthony Gallina. Absent: Vice-chairman Jason Quinn and Diane Davidson.

4. Hearing #683

Allied Developers, LLC

NY Susquehanna and Western Railway R.O.W.

Applicant seeks site plan and use variance to construct one billboard structure (double sided) on Route 17 north. Continued hearing.

5. Hearing #684

Allied Developers, LLC

NY Susquehanna and Western Railway R.O.W.

Applicant seeks site plan and use variance to construct and operate a single pole, double faced outdoor advertising structure close to Route 80 east. Continued hearing.

Mr. D'Arminio appeared for applicant. Indicated they would like to proceed with summation. However, transcript of last month's meeting has not been received so Mr. Gonzalez will not be able to vote.

W. Coleman made a motion seconded by S. Den Bleyker to reconsider last month's decision to hire traffic engineer.

Motion passed with all members present voting in the affirmative.

S. Gonzalez made a motion seconded by P. Sheehan not to seek the advice of a traffic engineer.

Motion passed with all members present voting in the affirmative.

Board asked questions of Mr. McDonough regarding the balloon tests, location of photos taken at ground level, Bergen Landscaping property, tree trimming and thorium removal.

Mr. Mayerjack testified about the trees that still needed to be trimmed. Three trees still need trimming (about 25') as P, S, E & G has done a lot of trimming.

Public questions:

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Dave Kingma, 92 Madison Ave., asked the size of the balloons. They are 3'. The size of the signs is 672 sq feet on Route 17 and Route 80 was 1000 square feet. He asked the height of the signs (85' above ground level on Route 17). Is there any interference with the State sign on the south side of 17? No. Is there any interference with radio signals? No. Is the balloon test adequate? Yes. It would have been too difficult to use a cherry picker. Mr. McDonough stated that all tests were performed to industry standards. He does not feel that the structure has a substantial visual impact.

Mr. Mayerjack stated that the structure would be steel primed & painted and painted galvanized steel for the sign. Mr. Coleman asked if the back of the sign is open. Yes, but it could be closed if that's an issue. Mr. Sheehan asked what happens if the sign is hit by lightning. Mr. Mayerjack explained what may happen.

Mr. Kingma made a statement before the closing statement by Mr. D'Arminio. He disagreed with the conclusions of the experts' testimony.

Mr. D'Arminio asked if the board wanted to hear the closing tonight or at the next meeting. It was agreed that the closing would be at the next meeting.

Meeting adjourned at 10:00 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest August 2, 2012

Katherine Baccala