

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

**151 West Passaic Street
Minutes of the September 6, 2012 meeting**

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, Vice-Chairman Jason Quinn, Nancy Croot, Patrick Sheehan, Scott Den Bleyker, Diane Davidson and Board Attorney Anthony Gallina. Absent: Sergio Gonzalez.

Moved by P. Sheehan seconded by N. Croot that the minutes of the August 2, 2012 meeting be approved as presented.

Motion passed with all members present voting in the affirmative.

Moved by J. Quinn seconded by P. Sheehan that the Rochelle Park Board of Adjustment pay the following bills:

Anthony Gallina for August meeting	\$175.00
Anthony Gallina for Oliveri resolution	\$250.00
Banisch Associates for Allied Developers	\$248.50

Motion passed with all members present voting in the affirmative.

Old business: None.

New business: None

Meeting adjourned at 7:45 P.M. on motion by J. Quinn seconded by S. Den Bleyker. All present were in favor.

Attest September 6, 2012

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:46 PM.

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

1. **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.

2. **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 west. Continued hearing.

Mr. Gallina suggested that some Board exhibits be marked. B-10 report 4/14/11 from Job & Job, B-11 report dated 7/19/11 from Job & Job, B-12 report dated 7/27/11 from Job & Job, B-13 report 5/24/12 from Job & Job, B-14 letter from Mr. Bolan referencing Report on Route 80 in evidence, stipulated another letter of denial 4/4/12, B-15 certification from Mr. Quinn that he has read the transcript of 7/5/12, B-16 certification of the meeting Mr. Quinn missed on August 2012, B-17 certification in evidence of Diane Davidson that she has read transcripts for August 2, 2012.

Mr. D'Arminio, appearing for applicant, gave a summation of what applicant is seeking and summarized testimony of experts.

Mr. Coleman asked questions of Mr. Judge regarding homes affected by signs and what the Township would be able to use on the signs.

Mr. Den Bleyker asked how much time the town would receive. One of the eight cycles. Mr. Judge answered the questions.

D-1 variance for Route 80 use variance with standard conditions. Discussion of funds to be bonded or cash. It was decided that \$20,000 bond would be sufficient and a \$5,000 bond for Bristol Manor.

Moved by P. Sheehan seconded by J. Quinn to approve a D-1 use variance for a single pole, double faced outdoor advertising structure close to Route 80 west.

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

Motion failed.

Moved by J. Quinn seconded by P. Sheehan to approve a D-6 height variance for a single pole, double faced outdoor advertising structure close to Route 80 west.

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

Motion failed.

Moved by J. Quinn seconded by P. Sheehan to approve a C-1a and C-2 variance for setback for a single pole, double faced outdoor advertising structure close to Route 80 west.

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

Motion failed.

Moved by J. Quinn seconded by P. Sheehan for site plan approval for a single pole, double faced outdoor advertising structure close to Route 80 west.

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

Motion failed.

Moved by J. Quinn seconded by S. Den Bleyker to approve a D-1 use variance to construct one billboard structure (double sided) on Route 17 north.

Mr. Coleman stated his reasons for voting no on this resolution. He thinks the balloon study was done with trees in full bloom, at 55 mph and the curve on Route 17 at that location is a detriment to the area and possibly a safety hazard, there are a lot of accidents in that area and the billboard will add to the distraction. He also felt that the bad outweighs the good in that area. It's also adjacent to a thorium removal site that may be allowed to leech through the soil over the next 50 years and does not feel the soil should be disturbed.

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

Motion failed.

Moved by J. Quinn seconded by D. Den Bleyker to approve a D-6 height variance for a single pole, double faced outdoor advertising structure close to Route 17 north.

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

Motion failed.

Moved by J. Quinn seconded by S. Den Bleyker to approve C-1 bulk variances for setback for a single pole, double faced outdoor advertising structure close to Route 17 North,

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

Motion failed.

Moved by J. Quinn seconded by S. Den Bleyker for site plan approval for a single pole, double faced outdoor advertising structure close to Route 17 North.

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

Motion failed.

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Meeting adjourned at 8:43 P.M. on motion by P. Sheehan seconded by N. Croot. All present were in favor.

Attest September 6, 2012

Katherine Baccala

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Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 8:45 PM.

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

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.

Wild Acres has asked to be withdrawn without prejudice.

Meeting adjourned at 8:47 P.M. on motion by P. Sheehan seconded by N. Croot. All present were in favor.

Attest September 6, 2012

Katherine Baccala