

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

**151 West Passaic Street  
Minutes of the February 7, 2013 meeting**

**Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:33 PM.**

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

Moved by N. Croot seconded by S. Gonzalez that the minutes of the January 3, 2013 meeting be approved as presented.

Motion passed with all members present voting in the affirmative.

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

Anthony Gallina for January meeting	\$175.00
Anthony Gallina for Allied Developers litigation	\$1036.61
Anthony Gallina for McKay Bros. resolution	\$510.00
Anthony Gallina for Vigilant Technologies resolution	\$510.00

Motion passed with all members present voting in the affirmative.

Moved by S. Gonzalez seconded by N. Croot that the Rochelle Park Board of Adjustment approve the 2012 Annual Report to the Township Committee and Planning Board, as amended.

Motion passed with all members present voting in the affirmative.

Meeting adjourned at 7:36 P.M. on motion by W. Coleman seconded by N. Croot. All present were in favor.

Attest February 7, 2013

Katherine Baccala

**Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:38 PM.**

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

**1. Hearing #691**

**McKay Brothers, LLC**

**75 West Passaic Street, Block 84.01, Lot 2.01**

Applicant seeks number of commercial carriers and number of antennas variances. Memorialize resolution.

Moved by S. Gonzalez seconded by S. Den Bleyker that the Rochelle Park Board of Adjustment approve the memorialization of this application, as presented.

	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	X		
Diane Davidson, Member			Absent
Frank Madden, Alt. #1			Absent
Nicholas Li Bassi, Alt.#2			Absent

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

Attest February 7, 2013

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

**2. Hearing #693  
Vigilant Technologies, Inc.  
75 West Passaic Street**

Applicant seeks variances for height above the roof, number of commercial carriers on single structure, (d)3 use variance for a Satellite dish and an exception to a requirement for site plan approval. Memorialize resolution.

Moved by J. Quinn seconded by N. Croot that the Rochelle Park Board of Adjustment approve the memorialization of this application, as presented.

	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	X		
Diane Davidson, Member			Absent
Frank Madden, Alt. #1			Absent
Nicholas Li Bassi, Alt.#2			Absent

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

Attest February 7, 2013

Katherine Baccala

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**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, Sergio Gonzalez, and Board Attorney Anthony Gallina. Absent: Diane Davidson, Frank Madden and Nicholas LiBassi.**

Moved by W. Coleman seconded by N. Croot that the Rochelle Park Board of Adjustment go into closed session to discuss litigation with Allied Developers.

Motion passed with all members present voting in the affirmative.

Meeting was closed at 7:45 PM.

Attest February 7, 2013

Katherine Baccala

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**Chairman William Coleman called the regular open meeting of the Zoning Board of Adjustment to order at 8:26 PM.**

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

Meeting adjourned at 8:27 P.M. on motion by S. Gonzalez seconded by S. Den Bleyker. All present were in favor.

Attest February 7, 2013

Katherine Baccala