

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

**151 West Passaic Street
Minutes of the January 3, 2013 meeting**

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:36 PM.

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

Moved by J. Quinn seconded by W. Coleman that the minutes of the December 6, 2012 meeting be approved as presented.

Motion passed with all members present voting in the affirmative.

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

Anthony Gallina for December meeting	\$175.00
Anthony Gallina for LiBlassi resolution	\$250.00

Motion passed with all members present voting in the affirmative.

Old business: Litigation to be discussed in closed session.

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

Attest January 3, 2013

Katherine Baccala

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

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

**1. Hearing #692
Nicholas LiBlassi**

266 Howard Avenue, Block 107.11 Lot 1

Applicant seeks variances for percent of rear yard usage and pool setback variance to install an in ground pool. Memorialize resolution.

S. Gonzalez made a motion seconded by W. Coleman to approve the memorialization as presented.

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

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

Attest January 3, 2013

Katherine Baccala

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Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:45PM.

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

2. 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.

Mr. Meese appeared for applicant and summarized this application for the Board. There was a discussion regarding number of carriers and antennas. B-1 marked in evidence was certification of absent Board member, D. Davidson, has read the transcript of the testimony given at the December 6, 2012 meeting.

W. Coleman made a motion seconded by S. Den Bleyker to approve the application.

Motion passed with all members present voting in the affirmative.

Meeting adjourned at 8:00 P.M. on motion by J. Quinn seconded by N. Croot. All present were in favor.

Attest January 3, 2013

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 8:01 PM.

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

**3. 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.

Mr. Ridgway appeared for applicant and summarized this application for the Board. B-1 marked in evidence was certification of absent Board member, D. Davidson, has listened to the CD recording of the testimony given at the December 6, 2012 meeting.

S. Gonzalez made a motion seconded by S. Den Bleyker to approve the application.

Motion passed with all members present voting in the affirmative.

Meeting adjourned at 8:14 P.M. on motion by J. Quinn seconded by N. Croot to go into closed session to discuss litigation. All present were in favor.

Attest January 3, 2013

Katherine Baccala

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Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment following a closed session to order at 8:33 PM.

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

Mr. Gallina mentioned that we need to prepare a summary of 2012 for the Township Committee.

Meeting adjourned at 8:35 P.M. on motion by W. Coleman seconded by D. Davidson. All present were in favor.

Attest January 3, 2013

Katherine Baccala