

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

**151 West Passaic Street
Minutes of the June 6, 2013 meeting**

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:30 PM.

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

Moved by P. Sheehan seconded by S. Den Bleyker that the minutes of the May 2, 2013 meeting be approved as presented.

Motion passed with all members present voting in the affirmative.

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

Anthony Gallina for May meeting	\$175.00
Anthony Gallina for Developer's Agreement For Exxon Mobil	\$250.00
Anthony Gallina for resolution Michelle Ramirez	\$250.00

Motion passed with all members present voting in the affirmative.

Old business: Mr. Gallina spoke about the approved name change for Developer's Agreement for Exxon-Mobil.

New business: none.

Meeting adjourned at 7:34 P.M. on motion by D. Davidson seconded by S. Gonzalez. All present were in favor.

Attest June 6, 2013

Katherine Baccala

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

**1. Hearing #695
Michelle Ramirez
109 Madison Avenue**

Applicant seeks a variance to erect a 6' high fence on corner property on High Street. Memorialize resolution.

Moved by S. Den Bleyker seconded by S. Gonzalez that the Rochelle Park Board of Adjustment approve the resolution approving the 6' fence to be installed 5' in from the inside of the sidewalk.

	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	X		
Diane Davidson, Member			Recused
Katherine Baccala, Alt. #1	X		
Nicholas Li Bassi, Alt.#2	X		

Meeting adjourned at 7:37 PM on motion by S. Gonzalez seconded by P. Sheehan. All present were in favor.

Attest June 6, 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, Nancy Croot, Patrick Sheehan, Scott Den Bleyker, Sergio Gonzalez, Diane Davidson, Nicholas LiBassi and Board Attorney Anthony Gallina. Absent: Vice-Chairman Jason Quinn.

**1. Hearing #696
Jack & Janet Jurcevic
47 Colling Avenue**

Applicant seeks a variance to erect a 6' high fence on corner property on East Terrace Avenue.

Jack Jurcevic was sworn in. Marked in evidence: A-1 notice to property owners within 200', A-2 proof of publication in *Our Town* dated 4/25/13, A-3 letter of denial from zoning officer dated ????, A-4 copy of survey dated 4/10/13, A-5 certified list of property owners within 200', A-6 original receipts of notices to property owners within 200', A-7 certified mail receipts of notices to property owners within 200'. The application is complete.

They are looking to put up 6' fence on corner property. A-8 in evidence proposed location of fence as marked on the survey. A-9 in evidence are four photographs of the site.

Marilyn Sadowski, 51 Colling Ave., asked if the Board's concern is how the driveway is situated. It was suggested that they may want to angle the fence for better line of sight.

Discussion was regarding where fence would be placed to provide line of sight. Roughly 6" inside of wall was acceptable.

Moved by S. Gonzalez seconded by P. Sheehan that the Rochelle Park Board of Adjustment approve the resolution approving the 6' fence to be installed 6" in from the retaining wall.

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	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	X		
Diane Davidson, Member	X		
Katherine Baccala, Alt. #1	X		
Nicholas Li Bassi, Alt.#2	X		

Meeting adjourned at 8:12 PM on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest June 6, 2013

Katherine Baccala