

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

**151 West Passaic Street
Minutes of the May 2, 2013 meeting**

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:34 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 W. Coleman seconded by S. Gonzalez that the minutes of the April 4, 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 April meeting	\$175.00
Anthony Gallina for Allied Developers for developer's agreement	\$500.00
Anthony Gallina for Park Ave. resolution	\$1087.50
Job & Job Engineers for Park Ave. site plan report	\$603.80
Job & Job Engineers for Park Ave. storm water Drainage analysis report	\$757.00

Motion passed with all members present voting in the affirmative.

Old business: Discussed the Exxon Mobil approval from a few years ago. Mr. Gallina said that he received a letter that the property had changed owners and that due to change in the law, the approval is still good. The town attorney had no problem with changing the name on the developer's agreement.

New business: Alternate #2 Nicholas LiBassi was sworn in.

Meeting adjourned at 7:42 P.M. on motion by P. Sheehan seconded by S. Den Bleyker. All present were in favor.

Attest May 2, 2013

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:34 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 #694**
Park Avenue Motor Corp. d/b/a Park Ave. BMW
210 Route 17 North
Applicant seeks an expansion of the 1st and 2nd floors and an addition of a 3rd floor for display area only and parking configuration as an automobile showroom. Memorialize resolution.

Motion by P. Sheehan seconded by S. Gonzalez to approve the resolution as presented.

Motion passed with all members present voting in the affirmative.

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

Attest May 2, 2013

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:54 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.

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

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

Michelle Ramirez was sworn in. A-1 in evidence certified mail green cards, A-2 actual publication in *The Record* dated 4/21/13, A-3 form of notice to property owners within 200', A-4 certified list of property owners within 200', A-5 letter of denial from Mr. Melfi dated 4/17/13, A-6 application for a zoning permit dated 4/15/13, A-7 survey that is clear by Job & Job dated 5/14/05. B-1 in evidence one sheet of photographs of property.

Mrs. Davidson recused herself and stepped down.

Mrs. Ramirez wants to put a 6' fence on the High Street side from the back of her house to the front of the garage. They are playing with the configuration of the pavers. She said that the fence will be 4" from the sidewalk. Hiram Ramirez was sworn in as questions arose. Discussion took place as to how they can put a 6' fence and keep line of sight for safety.

Opened meeting to public. Dave Kingma, 92 Madison Ave. was sworn in. He had a copy of the application which he had gotten from the building department. He had made measurements. It was 13' from the street line to the front of the garage. The house is 14'. They used an engineer's scale.

After much discussion, it was suggested that they could erect a 6 foot fence 5 feet in from the sidewalk closest to house.

Motion made by P. Sheehan seconded by S. Gonzalez to approve a 6 foot fence 5 feet from inside northwest edge of sidewalk along High Street.

	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 9:00 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest May 2, 2013

Katherine Baccala