

ADJUSTMENT
151 West Passaic Street
Minutes of the October 3, 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, Nicholas LiBassi, Katherine Baccala and Board Attorney Anthony Gallina. Absent: Vice-Chairman Jason Quinn and Diane Davidson.

Moved by N. Croot seconded by P. Sheehan that the minutes of the September 5, 2013 meeting be approved as presented.

Motion passed with all members present voting in the affirmative.

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

Anthony Gallina for September meeting	\$175.00
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Motion passed with all members present voting in the affirmative.

Meeting adjourned at 7:35 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest October 3, 2013

Katherine Baccala
Secretary

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

- 1. Hearing #697
Peregrini Apilandro
39 Eagle Road
Paramus, NJ 07652**

Property 160-162 Rochelle Avenue.

Applicant seeking to convert businesses into 1-1 bedroom apartment and 2-2 bedroom apartments, requiring a parking variance as well as pre-existing conditions. Continued hearing.

Mr. Martone appeared for applicant. B-1 report from township planner Mr. McGroarty dated 9/24/13, B-2 report of township engineer Ken Job dated 9/25/13.

Mr. Martone said that owner has decided to scale back the plans to 2 additional apartments. The client has a planner, a land surveyor and they are looking for a sewer company. The scaled back plans would offer 2 parking spaces; one for each of the downstairs apartments. He questions Mr. McGroarty's report about use variance. Mr. Gallina said it's already a non-conforming use with the apartments. By taking the conforming commercial units out, it's an expansion of a non-conforming use (d-2). D-1 variance is also an issue. The sewer is also a very important issue. He said that the State will also become involved. A-9 new plan dated 10/2/13 consisting of 3 sheets. Mr. Job and Mr. Gallina think that the application is not complete due to the old survey and Mr. Martone thinks it is. Applicant agrees to extend 120 day time period. We don't have to worry about it. Applicant requested the next hearing to be December 5, 2013. Mr. Gallina said that they may have to re-notify owners within 200'.

Meeting adjourned at 7:54 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest October 3, 2013

Katherine Baccala, Secretary