

ADJUSTMENT
151 West Passaic Street
Minutes of the September 5, 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, Nicholas LiBassi, Katherine Baccala and Board Attorney Anthony Gallina. Absent: Vice-Chairman Jason Quinn, Sergio Gonzalez and Diane Davidson.

Moved by N. Croot seconded by W. Coleman that the minutes of the August 1, 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 August meeting	\$175.00
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Motion passed with all members present voting in the affirmative.

Old business: Secretary reported that a letter had been sent to members of the Township Committee regarding the suggestion last month concerning generator hook ups at gas stations. Also that the matter of covered windows at a location on Rochelle Avenue has been addressed.

New business: None

Meeting adjourned at 7:32 P.M. on motion by P. Sheehan seconded by S. Den Bleyker. All present were in favor.

Attest September 5, 2013

Katherine Baccala
Secretary

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, Nicholas LiBassi, Katherine Baccala and Board Attorney Anthony Gallina. Absent: Vice-Chairman Jason Quinn, Sergio Gonzalez 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.

Christopher Martone, attorney, appeared for applicant. A-1 letter of denial dated 3/4/13, A-2 proof of publication in *The Record* dated 8/23/13, A-3 certified mailed receipts within 200', A-4 certified return receipt cards, A-5 form of notice to property owners within 200', A-6 certified list of property owners within 200' dated 7/26/13, A-7 plot plan, demolition plan and zoning conformance table of Demetrios Kaltsis, architect, dated 12/22/12 containing 3 sheets, A-8 envelope returned unclaimed.

Mr. Martone stated that property was previously used as a deli and beauty salon. Client is seeking 5 residential uses. He is also seeking reduced escrow. Mr. Coleman suggested that we stay with \$5000 escrow due to needing planner and engineer reports. Client agreed to \$5000 escrow. Application is now complete.

They want to turn the beauty salon into 2 apartments. Deli would be another apartment to total 5. They do not think parking would be an issue.

Demetrios Kaltsis, architect, was sworn in. Mr. Gallina asked about the dates on the plans as they were difficult to read. Mr. Kaltsis was accepted as an expert in the field of architecture. Property is located between Oak Street and Railroad Ave. Two-story building with 2 commercial spaces on the ground floor, with 2 units on second floor. Second floor has a 1 bedroom and a 2 bedroom apartment. They are seeking to convert commercial space to 3 units. No change in elevation. Variances - minimum lot, minimum lot width and depth, front and side yard setbacks, rear yard and height do not require variances. Not sure if more variances are required. Mr. Gallina asked about replacing one non-conforming use or expanding non-

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conforming use. Would it need a D-2 variance? Mr. Martone said expanding so it needs a D-2 variance. Mr. Gallina asked Mr. Martone to ask our planner to determine if it's a D-2 variance. Parking and possibly a D-2 use variance.

Mr. Den Bleyker asked how many parking spaces would be required. 9.8 would be required. Mr. Sheehan asked about the same thing. Mr. Coleman said we have to address the unexpected. Mr. Gallina asked if the applicant will stipulate that these will not be sold and not become condos. He did. He said the lease agreement would stipulate there is no parking included.

Mr. Coleman stated that we need the feedback from the planner and engineer.

David Kingma, 92 Madison Ave. was sworn in and asked the architect if the oven is still in the building where the specialty bakery used to be. Oven is still there. He asked if it would be removed if this is approved. Yes.

Meeting adjourned at 8:28 P.M. on motion by P. Sheehan seconded by N. LiBassi. All present were in favor.

Attest September 5, 2013

Katherine Baccala
Secretary