

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

**151 West Passaic Street
Minutes of the April 3, 2014 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, Diane Davidson, Katherine Baccala and Board Attorney Anthony Gallina. Absent: Nicholas LiBassi and Jason Quinn.

Moved by P. Sheehan seconded by S. Den Bleyker that the minutes of the March 6, 2014 regular 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 pays the following bills:

Anthony Gallina for March meeting	\$175.00
Anthony Gallina for ADPP resolution	\$1100.00
Job & Job for All Points Auto	\$534.25
Anthony Gallina for ADPP Developer's Agreement	\$500.00
Heyer, Gruel & Assoc. for ADPP	\$915.00
Heyer, Gruel & Assoc. for All Points Towing	\$240.00

Motion passed with all members present voting in the affirmative.

Old business: None at this time.

New business: None at this time.

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

Attest April 3, 2014

Katherine Baccala

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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, Diane Davidson, Katherine Baccala and Board Attorney Anthony Gallina. Absent: Nicholas LiBassi and Jason Quinn.

1. Hearing #700

**Kimberly Ax-Hernandez
340 Rochelle Avenue**

Seeking to convert a one family home to a two family home.

Marked in evidence: A-1 proof of mailing 3/20/14, A-2 certified mail receipts of notifications to property owners within 200', A-3 receipt for mailings, A-4 envelope marked return to sender, A-5 tax map showing subject property, A-6 form of notice sent to property owners within 200', A-7 certified list dated 2/14/14 of property owners within 200', A-8 survey of property dated 1/9/14, A-9 letter of denial from zoning officer dated 2/6/14, A-10 floor plan of house consisting of 2 pages. Application was deemed complete.

Applicant (Kimberly Ax-Hernandez, 340 Rochelle Avenue), was sworn in. She wants two separate units so that grandparents can live with them.

Husband, Richard Hernandez, was sworn in. He testified that they were looking for two family homes. They were not able to purchase one. He was asked if they planned to separate utilities. He said not at this time, but in the future.

Mrs. Croot asked if a closet could be removed to make use of only one kitchen. The problem is two separate kitchens. Mr. Coleman asked if they'd like to come back next month with a revised plan with one kitchen. The couple agreed to come back next month with revised plans.

Agnes Gemeinhardt, 336 Rochelle Ave. expressed her concern about parking and flooding if the backyard had to be paved.

Meeting adjourned at 8:04 P.M. on motion by P. Sheehan seconded by S. Den Bleyker. All present were in favor.

Attest April 3, 2014

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 8:05 PM.

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

**2. Hearing #699
All Points Auto & Towing
37 & 43 West Passaic Street**

Applicant is seeking permission to operate a 24 hour towing and storage use.

Mr. Giblin represents the applicant. A-1 in evidence certified mail receipts of notices to property owners within 200', A-2 proof of publication in *The Record* dated ???, A-3 copy of tax map of subject property, A-4 certified list of property owners within 200' dated 2/14/14, A-5 form of notice to property owners within 200', A-6 letter of denial from zoning officer dated 1/8/14, A-7 survey of subject property #37(site plot) dated 4/25/12, A-8 another site plat dated 4/25/12 for #43. Application complete.

Cars are being stored there now. He has applied to tow cars for Rochelle Park. He must have a lot for storage.

Mr. Cicero (not owner) joint venture or lease agreement was sworn in ? He doesn't do body work, just towing. He has submitted an application to the police department to be tower for town. The application meets all requirements except the 24 hour towing and storage. Now property is used only for auto body work. The property has 2 buildings, one is used to store parts. The larger building has offices on the second floor and body work on the ground floor. Part is paved and part is gravel. It is not striped. Cars that run and drive would be kept in rear and those that don't would be kept closer to the front. He stated that it is 150' to the homes in rear. They have kill switches on backing up noise. They have drain pans if a car is leaking. Currently they have been bringing cars to that site for 12-15 years. They don't foresee any more than 10 cars a week at the most. No more employees coming to the site and no more buildings. Customers are not allowed into the storage areas.

Variances - use and side yard setback?

Mrs. Davidson asked about the size of the driveway if the vehicle is larger than a car or SUV. Said driveway is wide. He said there is plenty of room. Only vehicles that must go to storage yard are impounded. How many trucks does he have. Has 8 tow trucks, 2 heavy duty, 2 small and 4 flat bed. Mr. DenBleyker asked if he needs to store vehicles from other towns. No. Has other areas in Fair Lawn, Waldwick and 2 in Hackensack.

No questions from the public.

Meeting adjourned at 8:45 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest April 3, 2014

Katherine Baccala