

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

**151 West Passaic Street
Minutes of the July 10, 2014 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, Sergio Gonzalez, Katherine Baccala, Nicholas LiBassi, Jason Quinn and Board Attorney Anthony Gallina. Absent: Scott Den Bleyker and Diane Davidson.

Moved by P. Sheehan seconded by S. Gonzalez that the minutes of the June 5, 2014 regular meeting be approved as presented.

Motion passed with all members present voting in the affirmative.

Moved by N. Croot seconded by N. LiBassi that the Rochelle Park Board of Adjustment pays the following bills:

Anthony Gallina for June meeting	\$175.00
Anthony Gallina for Marcazo resolution	\$250.00
Anthony Gallina for All Points Auto & Towing resolution	\$1028.75

Old business: N. Croot brought up the color of the billboard poles. W. Coleman said that the Township Committee had determined to leave them alone.

New Business: none

Public questions: none

Meeting adjourned at 7:45 P.M. on motion by P. Sheehan seconded by N. LiBassi. All present were in favor.

Attest July 10, 2014

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:46 PM.

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

1. Hearing #699

All Points Auto & Towing

37 & 43 West Passaic Street

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

Moved by P. Sheehan seconded by S. Gonzalez that the resolution be approved as presented.

	Yes	No	Absent/Abstain
William Coleman, Chairman	X		
Jason Quinn, Vice Chairman	X		
Patrick Sheehan, Member	X		
Nancy Croot, Member	X		
Scott Den Bleyker, Member			Absent
Sergio Gonzalez, Member	X		
Diane Davidson, Member			Absent
Katherine Baccala, Alt. #1	X		
Nicholas LiBassi, Alt. #2	X		

Meeting adjourned at 7:49 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest July 10, 2014

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:50 PM.

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

2. Hearing #701

Unni Marcazo

241 Lexington Avenue

Applicant is seeking variances for 185-127 (c) additions that violate yard requirements and 185 Schedule A chart: front yard setback. Formal resolution.

Moved by J. Quinn seconded by N. LiBassi that the resolution be approved as presented.

	Yes	No	Absent/Abstain
William Coleman, Chairman	X		
Jason Quinn, Vice Chairman	X		
Patrick Sheehan, Member	X		
Nancy Croot, Member	X		
Scott Den Bleyker, Member			Absent
Sergio Gonzalez, Member	X		
Diane Davidson, Member			Absent
Katherine Baccala, Alt. #1	X		
Nicholas LiBassi, Alt. #2	X		

APPLICATION WITHDRAWN

3. Hearing #702

Rupesh Chinchawala

149 Route 17 South (Geller Pool)

Applicant wanted to open a billiard/pizza parlor.

Meeting adjourned at 7:51 P.M. on motion by S. Gonzalez seconded by J. Quinn. All present were in favor.

Attest July 10, 2014

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:52 PM.

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

**4. Hearing #703
Eileen Hodges
58 Schlosser Drive**

Applicant is seeking permission to add a front porch.

William Coleman recused himself as he lives there. Mr. Sheehan took over as chairman. He appeared for the applicant, Eileen Hodges, as she was away.

A-1 in evidence is letter from Ms. Hodges asking that Mr. Coleman be allowed to testify in her behalf, A-2 certified mail receipts to property owners within 200', A-3 certified list of property owners within 200', A-4 proof of publication in *Our Town* dated 6/26/14, A-5 letter of denial from zoning officer dated 6/11/14, A-6 copy of survey dated 9/23/98, A-7 form of notice to property owners within 200', A-8 plan to property dated 2/12/14. Application complete.

Mr. Coleman was sworn in. He stated that they want to add a front porch. They were denied based on 185-127 a. He asked if these address the issue of denial. He stated that he is puzzled as to why it's a non-conforming use. Years ago 1600 square feet of coverage is allowed. He feels that his coverage is 1534 square feet. Zoning officer calculated it a 1699 square feet. Mr. Gallina agrees that it's a change to the structure, not a non-conforming use. Mr. Gallina said that it may be a front yard setback bulk variance.

A-9 and A-10 are photographs of property. Mr. Coleman took measurements from survey and measured house. 1534 square feet with the porch. He stated that the ordinance states that you can go 10' with an open porch (185-106 (c)-5 front yard regulations. Brick was removed after survey, so it lost 5". Mr. Gallina feels he doesn't need use variance or building coverage variance. The house is in compliance now with removal of brick (25'4"). Decided to be safe and treat as a bulk variance for front yard setback to cover the applicant. Summarized what porch will look like 8' out w/o stairs, shed roof, 2 steps down to grade.

Public - no questions.

Moved by J. Quinn seconded by S. Gonzalez that this application be approved as a bulk variance for front yard setback.

	Yes	No	Absent/Abstain
William Coleman, Chairman			Recused
Jason Quinn, Vice Chairman	X		
Patrick Sheehan, Member	X		
Nancy Croot, Member	X		
Scott Den Bleyker, Member			Absent
Sergio Gonzalez, Member	X		
Diane Davidson, Member			Absent
Katherine Baccala, Alt. #1	X		
Nicholas LiBassi, Alt. #2	X		

Meeting adjourned at 8:19 P.M. on motion by P. Sheehan seconded by J. Quinn. All present were in favor.

Attest July 10, 2014

Katherine Baccala