

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

**151 West Passaic Street
Minutes of the June 5, 2014 meeting**

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:32 PM.

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

Moved by P. Sheehan seconded by S. Gonzalez that the minutes of the May 1, 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 May meeting	\$175.00
Job & Job for All Points Auto & Towing	\$435.75
Anthony Gallina for Ax-Hernandez Resolution	\$250.00

Motion passed with all members present voting in the affirmative.

Old business: The color of the new billboards was discussed. The Board is requesting that they be painted earth tones (grey or brown).

It was also discussed about the dead evergreens behind the ADPP Mobil station on Essex Street. We want the greenery maintained as they agreed to do when they were approved. The building inspector will be asked to go back.

New Business: none

Public questions: none

Meeting adjourned at 7:37 P.M. on motion by P. Sheehan seconded by S. DenBleyker. All present were in favor.

Attest June 5, 2014

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:38 PM.

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

1. Hearing #700

Kimberly Ax-Hernandez

340 Rochelle Avenue

Seeking to convert a one family home to a two family home. Formal resolution denying application.

Moved by J. Quinn seconded by P. Sheehan that the Rochelle Park Board of Adjustment approve the resolution to deny this application for a two family variance.

	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	X		
Sergio Gonzalez, Member	X		
Diane Davidson, Member	X		
Katherine Baccala, Alt. #1			
Nicholas LiBassi, Alt. #2			

Meeting adjourned at 7:40 P.M. on motion by J. Quinn seconded by P. Sheehan. All present were in favor.

Attest June 5, 2014

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:41 PM.

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

2. Hearing #701

Unni Marcazo

24 Lexington Avenue

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

A-1 in evidence certified mail receipts for notices to property owners within 20', A-2 green cards, A-3 proof of publication in *The Record* 5/15/14, A-4 form of notice sent to property owners within 200', A-5 letter of denial from zoning officer dated 4/23/14, A-6 copy of tax map depicting subject property, A-7 certified list of property owners dated 4/21/14, A-8 survey dated 1/28/14, A-9 plan entitled "addition and roof porch" proposed by Jacob Solomon, 4/10/14, no revisions, 3 sheets. Application is complete.

Jacob Solomon, 14-25 Plaza Road, Suite n-2-1, Fair Lawn was sworn in. He is the licensed architect. He listed his qualifications. He was qualified as an expert. He answered questions from the board after going over the 3 pages of the plans. The bulk variances required are for setback and yard requirements. The applicant will also install a concrete walkway on both sides of the home extending from the driveway to the deck and no more than 30" wide in a "T" shape.

Moved by S. Gonzalez seconded by S. DenBleyker that the Rochelle Park Board of Adjustment allow this variance:

	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	X		
Sergio Gonzalez, Member	X		
Diane Davidson, Member	X		
Katherine Baccala, Alt. #1			
Nicholas LiBassi, Alt. #2			

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Meeting adjourned at 8:03 P.M. on motion by J. Quinn seconded by P. Sheehan. All present were in favor.

Attest June 5, 2014

Katherine Baccala

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 8:04 PM.

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

3. Hearing #699

**All Points Auto & Towing
37 & 43 West Passaic Street**

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

Mr. Giblin appeared for applicant. A-14 report from Kauker. B-3 report of planner dated 3/6/14, B-4 subsequent report from planner dated 5/28/14.

Owners of property were not at last meeting. He will call Francis O'Shea to testify. A-15 photograph of subject property 6/5/14, A-16 another photo, A-17 another photo all dated 6/5//14.

Francis O'Shea was sworn in. 43 West Passaic St. is the co-owner. A-15 depicts overall picture of backyard. They have cleaned it up recently. He is familiar with site plan. Two dumpsters are showing. One will be moved out of the way. The other one is going away. A-16 shows different angle more to east of property. A-17 is looking toward east from west. There are 17 cars now as 5 bays were empty while they were cleaning. Said Mr. LoCicero can have 30 spaces on lot. There are 48 spaces outside, 35 inside. There is space for 83 vehicles.

Mr. O'Shea was asked if cars spend a lot of time in the lot. He said that insurance companies want the cars out quickly. Would be willing to stipulate an amount of time cars could remain there. Agree that it requires a D variance for 2 principal uses.

Board asked questions of owner. Mr. LoCicero testified regarding hours of operation and requirements for police to grant him as a tower.

Motion by S. Gonzalez seconded by P. Sheehan to grant a D-1 use variance (2 principal uses on same lot and 24 hour towing with stipulations discussed):

	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	X		
Sergio Gonzalez, Member	X		
Diane Davidson, Member	X		
Katherine Baccala, Alt. #1			
Nicholas LiBassi, Alt. #2			

Motion by S. DenBleyker seconded by P. Sheehan to grant a bulk variance for minimum side yard and 8’ fence:

	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	X		
Sergio Gonzalez, Member	X		
Diane Davidson, Member	X		
Katherine Baccala, Alt. #1			
Nicholas LiBassi, Alt. #2			

Motion by J. Quinn seconded by N. Croot to grant preliminary and minor site plan approval with plan submitted:

	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	X		
Sergio Gonzalez, Member	X		
Diane Davidson, Member	X		
Katherine Baccala, Alt. #1			
Nicholas LiBassi, Alt. #2			

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Meeting adjourned at 9:15 P.M. on motion by S. Gonzalez seconded by S. DenBleyker.
All present were in favor.

Attest June 5, 2014

Katherine Baccala