

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

**151 West Passaic Street  
Minutes of the November 6, 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, Patrick Sheehan, Scott Den Bleyker, Sergio Gonzalez, Katherine Baccala, Nicholas LiBassi and Board Attorney Anthony Gallina. Absent: Jason Quinn and Nancy Croot.**

Moved by P. Sheehan seconded by S. Gonzalez that the minutes of the October 2, 2014 regular meeting be approved as presented.

Motion passed with all members present voting in the affirmative.

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

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

Old business: None

New business: The secretary submitted dates for 2015 for meetings. No objections. The Board will vote on them at the December meeting.

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

Attest November 6, 2014

Katherine Baccala

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

**1. Hearing #704**

**Thomas DiPiazza  
14 William Street**

Applicant is seeking a variance to convert his garage into a music room. Continued hearing.

Mr. DiPiazza appeared. He said that he had spoken to his nephew (an attorney) and thought we might be able to approve this just for him while he's living there. Mr. Gallina cited a case *Berninger vs. Board of Adjustment of Midland Park* (appellate court) is illegal. Another case from 1987 said the condition was invalid and variance runs with the land.

Mr. DiPiazza said that the loss of parking spaces was the reason for the denial. It's very important for his daughter to be able to study her music.

There was much discussion regarding whether an approval would affect his deed.

N. LiBassi moved to approve this application due to the special circumstances seconded by S. Gonzalez.

Motion passed with all members present voting in the affirmative.

Meeting adjourned at 7:59 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest November 6, 2014

Katherine Baccala  
Secretary

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**Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 8:00 PM.**

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

**2. Hearing #705**

**Tony Veton Vejseli**

**DesaCare Medical Services**

**15 Overlook Avenue, Block 87, Lot 32**

Seeking to use this property for overnight parking of commercial vehicles/ambulances.

Mr. Vejseli appeared. He did not send letters to property within 200'. He just took them to properties without getting signatures. The ad appeared just 7 days prior to the meeting. He must redo both the mailings and the newspaper ad. He will prepare these for the December meeting.

Meeting adjourned at 8:12 P.M. on motion by S. Gonzalez seconded by S. Den Bleyker All present were in favor.

Attest November 6, 2014

Katherine Baccala  
Secretary