

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

**151 West Passaic Street  
Minutes of the February 5, 2015 meeting**

**Co-Chairman Scott Den Bleyker called the regular meeting of the Zoning Board of Adjustment to order at 7:30 PM.**

**The following members were present: Co-Chairman Scott Den Bleyker, Nancy Croot, Sergio Gonzalez, Nicholas LiBassi, Sal Antista and Board Attorney Anthony Gallina. Absent: Chairman Jason Quinn and Patrick Sheehan.**

S. Gonzalez made a motion seconded by S. Antista to approve minutes of the re-organization and regular meetings on January 8, 2015 as corrected.

Motion passed with all members present voting in the affirmative.

N. Croot made a motion seconded by S. Gonzalez to pay the following bill:

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

Old Business: Add this to the 2014 report to Township Committee and Planning Board: “Although Mr. Coleman and the Board attorney disagreed with Zoning Official about the need for a variance, he & Ms. Hodges followed the directive and applied for it.” Mr. Gallina said that he did not recall saying that he disagreed with the Zoning Officer regarding this. He asked that the words “and the Board attorney” be removed. S. Gonzalez made a motion seconded by S. Antista to approve the resolution as amended.

Motion passed with all members present voting in the affirmative.

New business: none.

Public: none.

Motion by S. Gonzalez seconded by S. Antista to adjourn at 7:35 PM. All present were in favor.

Attest February 5, 2015,

Katherine Baccala  
Secretary

**Co-Chairman Scott Den Bleyker called the regular meeting of the Zoning Board of Adjustment to order at 7:36 PM.**

**The following members were present: Co-Chairman Scott Den Bleyker, Nancy Croot, Sergio Gonzalez, Nicholas LiBassi, Sal Antista and Board Attorney Anthony Gallina. Absent: Chairman Jason Quinn and Patrick Sheehan.**

**1. 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 was sworn in. Marked in evidence A-1 certified mail return receipts for notices to properties within 200', A-2 green cards, A-3 envelope marked "return to sender", A-4 proof of publication in *Our Town* dated October 30, 2014, A-5 another proof of publication in *Our Town* dated November 20, 2014, A-6 another proof of publication dated November 27, 2014 for the December meeting which was carried over due to lack of quorum, A-7 letter of denial from Zoning Officer dated 10/29/14, A-8 document commercial rental application, A-9 form of notice to owners 200', certified list dated 10/3/14 of property owners within 200', copy of tax map depicting property. Read letter of denial for use variance.

Applicant testified he had images of property A-12 photo of property, A-13 another photo of property, A-14 third photo, A-15 fourth photo. He said he's looking to park his ambulances. Said the previous users never got a variance. Parked there for 19 years. He wants to park 10 vehicles. It's someone else's property. Owner Carl Oelkrug II. Needs the ambulances to be parked overnight. Seven spots are drawn out. Need spaces for fire equipment. Sal said the fire dept. would not come into the lot if there was a fire. A-16 in evidence survey of property dated 8/16/72. Adjourn to March 5 meeting awaiting report from engineer for parking plan. No objection to putting off to March. He waived the 120 day period.

Motion by S. Gonzalez seconded by S. Antista to adjourn at 8:06 PM. All present were in favor.

Attest February 5, 2015,

Katherine Baccala  
Secretary