

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

**151 West Passaic Street
Minutes of the August 6, 2015 meeting**

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

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

P. Sheehan made a motion seconded by S. Den Bleyker to approve the minutes of the July 2, 2015 meeting.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by N. Croot to pay the following bills:

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

Old Business: Secretary has received code book from former member Diane Davidson. It was given to James Daubner.

New Business: none.

P. Sheehan made a motion seconded by S. Den Bleyker to adjourn at 7:34 PM. All present were in favor.

Attest August 6, 2015

Katherine Baccala
Secretary

Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:35 PM.

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

1. Hearing #707

**Krupen Dudhia
115 James Street
Rochelle Park, NJ 07662**

Seeking a variance for an addition to exceed permitted lot coverage.

Marked in evidence: A-1 certified mail receipts cards (green cards), A-2 envelope marked returned unclaimed, A-3 USPS unclaimed letter 2 sheets, A-4 form of notice to property owners within 200', A-5 proof of publication in *Our Town* 7/23/15, A-6 list of property owners within 200 feet dated 7/7/15, A-7 letter of denial dated 7/15/15, A-8 plan by Thomas M. Cohen architect dated 7/12/15 consisting of 2 sheets, A-9 survey dated 8/18/05.

Krupen Dudhia was sworn in, 115 James Street. Testified that they have expanded the family and do not have enough space. Zoning Officer only said he needed variance for lot coverage, but did not specify the numbers. The board also questioned the required number of garage parking, the number of parking spaces, whether there were 2 sheds on the property and whether that is allowed and whether or not the proposed deck is too close to the pool. 185.76 table 1 says 4 bedrooms requires a 2 car garage.

Joseph Morsina, 117 James Street, was sworn in. He said the shed in back was never used as a garage. Prior owner converted old garage to a room.

We need the Zoning Officer to tell us specific variance for coverage, does the application satisfy the ordinance for parking? Is the deck too close to the pool? Are there two sheds on the property? Perhaps the architect should meet with Zoning Officer?

P. Sheehan made a motion seconded by S. Den Bleyker to continue this hearing to the September meeting.

P. Sheehan made a motion seconded by S. Den Bleyker to adjourn at 8:15 PM. All present were in favor.

Attest August 6, 2015

Katherine Baccala
Secretary