

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

**151 West Passaic Street  
Minutes of the September 3, 2015 meeting**

**Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:30 PM.**

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

P. Sheehan made a motion seconded by N. Croot to approve the minutes of the August 6, 2015 meeting.

Motion passed with all members present voting in the affirmative.

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

Anthony Gallina for August meeting                      \$175.00

Motion passed with all members present voting in the affirmative.

Old Business: None.

New Business: none.

P. Sheehan made a motion seconded by S. Den Bleyker to adjourn at 7:32 PM. All present were in favor.

Attest September 3, 2015

Katherine Baccala  
Secretary

**Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:33 PM.**

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

**1. Hearing #707**

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

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

Mr. Gallina said we are in receipt of letter from Mr. Melfi marked A-10 in evidence. Bldg. coverage exceeds by 356 square feet. Deck in 27.2 feet from pool deck. 2 sheds pre-existing and nothing to be done. Parking is not board's job. He interprets this is not a parking issue. Does not read this as needing any action.

Proceed on building coverage issue. William Coleman, 58 Schlosser Drive, was sworn in. 356 feet in minimal due to the size of the lot. He did not address any other issues.

No questions from Board or public.

J. Daubner made a motion seconded by S. Den Bleyker to approve this bulk variance for lot coverage.

	Yes	No	Absent/Abstain
Jason Quinn, Chairman	X		
Scott Den Bleyker, Vice Chairman	X		
Patrick Sheehan, Member	X		
Nancy Croot, Member	X		
James Daubner, Member	X		
Nicholas LiBassi, Member	X		
Sal Antista, Member			Absent
Alt. #1 Matt Trawinski	X		
Alt. #2			

S. Den Bleyker made a motion seconded by N. Croot to adjourn at 7:42 PM. All present were in favor.

Attest September 3, 2015

Katherine Baccala, Secretary

**Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:45 PM.**

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

**1. Hearing #708**

**Verizon Wireless**

**65 West Passaic Street, Rochelle Park**

**Block 86, Lot 2.06**

Seeking a variance to erect a small network node wireless communications facility on the roof of the building. Section 185-186 – subject building is adjacent to the Bell Atlantic Building (Block 84.01, Lot 2.01) which is a permitted location under Sec. 185-186 F (2) (d), but the subject building is not.

Greg Meese, Price, Meese, Shulman & D'Arminio, 50 Tice Blvd. Suite 380, Woodcliff Lake, NJ was sworn in. Applicant wishes to install a small network node. It is a new node for high capacity demand with a single antenna. One antenna is all that can be seen. Rochelle Park code reads that there are permitted locations. The lower section of the roof is in an area that is not permitted. There are State law and Federal law taking jurisdiction away from us.

Marked in evidence A-1 certified mail receipts of notices sent to property owners within 200', A-2 affidavit of mailing signed by Jennifer Zeller 8/14/15, A-3 proof of publication *The Record* 8/17/15, A-4 certified list of property owners within 200' 8/7/15, A-5 form of notice sent to property owners within 200', A-6 photos of subject property, A-7 site plan from Malik & Scherer dated 5/27/15 seven sheets revised 7/14/15 A-8 six photo simulations and A-9 capacity chart consisting of 3 charts. Application complete.

A-8 photo simulation was demonstrated by Mr. Meese

Chad Schwartz, P.E., Hampton, NJ was sworn in. He was qualified as an expert in field of civil engineering. He testified that the two equipment cabinets and one transformer will be behind the parapet.

No questions from the public.

Frances Bolschulte, P.E. was qualified and sworn in as a radio frequency engineer. She reviewed A-9 capacity chart. This will improve service to customers in this area.

No questions from the public.

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Paul Dugan, P.E., Malverne, PA was sworn in. He was qualified as an expert in radio frequency compliance. He testified that the proposed antenna is in compliance with all FCC requirements and standards for radio frequency emissions.

No questions from the public.

William F. Masters, Jr, .Morris Plains, NJ Professional Planner was sworn in as an expert in the field of Land Use and Planning. He said the proposed antenna and equipment did not represent a substantial change to the site.

No questions from the public.

Mr. Meese said that Verizon Wireless does not require a conditional use variance. Solves a problem in a benign way.

B-1 letter from Job & Job is marked in evidence dated 8/25/15. There were no specific engineering issues. No report from the planner. Mr. Gallina said that a use variance requires 5 votes.

P. Sheehan made a motion seconded by S. Den Bleyker to approve this application:

	Yes	No	Absent/Abstain
Jason Quinn, Chairman	X		
Scott Den Bleyker, Vice Chairman	X		
Patrick Sheehan, Member	X		
Nancy Croot, Member	X		
James Daubner, Member	X		
Nicholas LiBassi, Member	X		
Sal Antista, Member			Absent
Alt. #1 Matt Trawinski	X		
Alt. #2			

P. Sheehan made a motion seconded by N. LiBassi to adjourn at 8:30 PM. All present were in favor.

Attest September 3, 2015

Katherine Baccala  
Secretary