

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF  
ADJUSTMENT  
151 West Passaic Street  
Minutes of the April 2, 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: Patrick Sheehan, Nancy Croot, Scott Den Bleyker, Nicholas LiBassi, Sal Antista and Board Attorney Anthony Gallina. Absent: Chairman Jason Quinn.**

P. Sheehan made a motion seconded by N. LiBassi to approve the minutes of the February 5, 2015 meeting.

Motion passed with all members present voting in the affirmative.

N. LiBassi made a motion seconded by S. Antista to pay the following bills:

Anthony Gallina for February meeting	\$175.00
Job & Job for DesaCare application	\$303.55

Motion passed with all members present voting in the affirmative.

Old business: Tony Vejseli has found another place to park his ambulances overnight. He's requesting the balance of his \$5000 escrow money be returned.

P. Sheehan made a motion seconded by N. Croot to return the balance of his escrow money.

Motion passed with all members present voting in the affirmative.

New business: Sergio Gonzalez resigned from the Zoning Board. His business has become so busy that he is not able to devote the time necessary for the Board. He was thanked for his service.

Motion by P. Sheehan seconded by N. Croot to adjourn at 7:37 PM. All present were in favor.

Attest April 2 2015,

Katherine Baccala  
Secretary

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**Co-Chairman Scott Den Bleyker called the regular meeting of the Zoning Board of Adjustment to order at 7:38 PM.**

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

**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.  
Continued hearing.

Application **WITHDRAWN** by applicant.

Attest April 2 2015,

Katherine Baccala  
Secretary

Co-Chairman Scott Den Bleyker called the regular meeting of the Zoning Board of Adjustment to order at 7:40 PM.

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

**2. Hearing #706  
Justin Breuel  
33 Marinus Street**

Applicant is seeking to construct a three car garage needing variances for rear & side yard setback, distance from principal building and exceeding the square footage.

A-1 in evidence certified return green cards, A-2 certified list of property owners within 200' dated 1/12/15, A-3 proof of publication in *Our Town* 2/19/15, A-4 letter from zoning officer dated 12-11-14, A-5 sketch of proposed garage two pages, A-6 survey of subject property dated 6-6-2012.

Justin Breuel was sworn in. He testified he wants this strictly for storage of 3 antique cars. Will not be used for purpose of selling antique cars. Dan Breuel was sworn in. He testified that when he submitted the plans to the building inspector, the letter does not specify that he needs to add more driveway apron to get to all the garages. He needs to extend the driveway 30' and Justin sketched the apron to the garage doors on the survey marked A-6.

Public - Anthony Seymour, 39 Marinus Street, was sworn in. He said that the Breuels have been wonderful neighbors and he thinks the board should grant the variance.

Motion by N. Croot seconded by P. Sheehan to grant bulk variances from 185-118A (1) and 185-118c using A-6 as amended with removal of shed, rear and side yard variances, no mechanical work on vehicles and no selling of vehicles.

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

Motion by P. Sheehan seconded by N. LiBassi to adjourn at 8:05 PM. All present were in favor.

Attest April 2 2015,

Katherine Baccala  
Secretary