

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

**151 West Passaic Street  
Minutes of the November 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, Patrick Sheehan, Nancy Croot, Sal Antista, Nicholas LiBassi and Board Attorney Anthony Gallina. Absent: Chairman Jason Quinn, James Daubner and Matt Trawinski.**

P. Sheehan made a motion seconded by N. Croot to approve the minutes of the October 1, 2015 meeting.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by S. Antista to pay the following bills:

|                                     |          |
|-------------------------------------|----------|
| Anthony Gallina for October meeting | \$175.00 |
|-------------------------------------|----------|

Motion passed with all members present voting in the affirmative.

Matt Trawinski arrived at 7:34 PM.

Old business: none

New business: none

**1. Hearing #710**

**Michael Nunziato  
18 Eldorado Court**

Seeking a variance for lot coverage and setbacks to install pavers.

Mr. Nunziato was sworn in. A-1 certified mail receipts to property owners within 200', A-2 four envelopes returned to sender, A-3 proof of publication 10/15/15, A-4 survey of subject property by JTS engineers dated 4/29/2014, A-5 letter from Dr. Frank Benedetto dated 9/1/15, A-6 form of notice to property owners within 200', A-7 list of property owners within 200' dated 10/8/15, A-8 copy of tax map depicting subject property, A-9 letter of denial from Zoning Officer dated 10/5/15. Application complete.

Want to put patio pavers 252' feet because of small backyard and his allergies to grass. Property is not level at this time. Will be same level as neighbor. Requires setback variances due to 1' setback as well as coverage. Will be smaller than what is shown on survey. He testified what the contractor told him about drainage. He is in a flood zone.

**Page 2**

Nick Sans, 15 Cedar Drive, was sworn in. Testified that he's concerned about flooding. Main concern about pitch of pavers so that he won't get run-off.

Gary Sowrek, 20 Eldorado Court, was sworn in. Testified that he has been flooded 3 times. He's next door.

Mr. Gallina said he has 2 options. Vote tonight or bring contractors to December meeting. He would like to come back next month. Square footage, etc. for meeting December 3.

Meeting adjourned at 8:04 P.M. on motion by P. Sheehan seconded by M. Trawinski. All present were in favor.

Attest November 5, 2015

Katherine Baccala