

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF  
ADJUSTMENT  
151 West Passaic Street  
Minutes of the February 4, 2016 meeting**

**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, Matt Trawinski and Board Attorney Anthony Gallina. Absent: Nicholas LiBassi.**

S. Den Bleyker made a motion seconded by N. Croot to approve the minutes of the January 7, 2016 re-organization meeting.

Motion passed with all members present voting in the affirmative.

S. Antista made a motion seconded by P. Sheehan to approve the minutes of the January 7, 2016 regular meeting.

Motion passed with all members present voting in the affirmative.

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

Anthony Gallina for January meetings	\$175.00
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Old business: none

New business:

**1. Hearing #711**

**Zhu Jin Guang d/b/a 320 Wonder Spa, Inc.**

**318 Rochelle Avenue**

Seeking a use variance as per code section 185 Attachment 2:5 Neighborhood Business.

As per the enclosed letter from Ken Job, he has recused himself as he lives within 200'. He has named another engineer that the Board may wish to hire. On the advice of our attorney, the Board would have to vote to do this.

Attorney Jennifer Chen appeared for applicant. Mr. Gallina said that her client is not fluent in English and requires a Chinese interpreter. There is a letter from Mr. Job recusing himself as he lives within 200' and he recommended another engineer. Need a motion to hire another engineer, Monica Miannecki, as Mr. Job suggested. Our planner has issued a report and Ms. Chen has said she received it. Applicant does not have a planner (D-1 use variance). The Board wants the planner present at the March meeting.

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S. Den Bleyker made a motion seconded by P. Sheehan to hire Monica Miannecki as the engineer for this application.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by M. Trawinski to adjourn at 7:50 PM. All present were in favor.

Attest February 4, 2016

Katherine Baccala  
Secretary