

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

**151 West Passaic Street
Minutes of the June 7, 2012 meeting**

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

The following members were present: Chairman William Coleman, Nancy Croot, Patrick Sheehan, Sergio Gonzalez, Scott Den Bleyker, Diane Davidson and Board Attorney Anthony Gallina. Absent: James Rendine and Vice-chairman Jason Quinn.

Moved by P. Sheehan seconded by S. Gonzalez that the minutes of the May 3, 2012 meeting be approved as presented.

Motion passed with all members present voting in the affirmative.

Moved by N. Croot seconded by P. Sheehan that the Rochelle Park Board of Adjustment pay the following bills:

Anthony Gallina for May meeting	\$175.00
Banisch Associates for Allied Dev.	\$390.50
Job & Job for Allied Developers	\$753.14

Motion passed with all members present voting in the affirmative.

Old business: none.

New business: Chairman Coleman announced that board member James Rendine will be submitting a letter to resign from the board due to illness. Also, the board members received the paperwork required for fingerprinting and background checks of all members. The Township recently passed an ordinance requiring this.

Meeting adjourned at 7:35 P.M. on motion by P. Sheehan seconded by N. Croot. All present were in favor.

Attest June 5, 2012

Katherine Baccala
Secretary

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:36 PM.

The following members were present: Chairman William Coleman, Nancy Croot, Patrick Sheehan, Sergio Gonzalez, Scott Den Bleyker, Diane Davidson and Board Attorney Anthony Gallina. Absent: James Rendine and Vice-chairman Jason Quinn.

**1. Hearing #685
David Mammone
75 Parkway**

Applicant is seeking a garage parking variance and a shed height variance. Memorialize resolution.

Moved by P. Sheehan seconded by D. Davidson that the board adopt the resolution approving the garage parking variance and the shed height variance.

	Yes	No	Absent/Abstain
William Coleman, Chairman	X		
Jason Quinn, Vice Chairman			Absent
James Rendine, Member			Absent
Patrick Sheehan, Member	X		
Nancy Croot, Member	X		
Scott Den Bleyker, Member	X		
Sergio Gonzalez, Member	X		
Diane Davidson, Alternate #1	X		

Meeting adjourned at 7:39 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest June 5, 2012

Katherine Baccala
Secretary

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:40 PM.

The following members were present: Chairman William Coleman, Nancy Croot, Patrick Sheehan, Sergio Gonzalez, Scott Den Bleyker, Diane Davidson and Board Attorney Anthony Gallina. Absent: James Rendine and Vice-chairman Jason Quinn.

**2. Hearing #686
Lakshmi Kadivedu
93 Howard Avenue**

Applicant is seeking a building cover variance of 333 square feet. Building cover already exceeds by 195 square feet.

Mr. Kadivedu, 93 Howard Ave., was sworn in. A-1 in evidence certified mail receipts of notices to property owners within 200', A-2 proof of publication in *Our Town* dated 5/24/12, A-3 letter of denial from Mr. Bolan dated 4/18/12, A-4 plans submitted by T. Hagerty, architect, dated 1/30/12, last revised 4/30/12 consisting of 5 sheets, A-5 photograph of subject premises undated. Mr. Kadivedu stated that the house was damaged due to Hurricane Irene. They have been out of the house ever since. He was asked to raise the house. He would like a larger dining area for his family. Would like to add over existing patio.

Mr. Thomas Haggerty, architect, 850 Summit Avenue, River Edge, was sworn in. He answered a question from the board about some rooms on the plans. He explained to the board about the living area and the proposed deck. The existing kitchen will have a dining area over the existing patio and a deck over the patio. The existing house will have a new foundation, raising the house.

Motion to approve application as presented was made by P. Sheehan seconded by S. Gonzalez.

Motion passed with all members present voting in the affirmative.

Meeting adjourned at 7:55 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest June 5, 2012

Katherine Baccala
Secretary

Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:57 PM.

The following members were present: Chairman William Coleman, Nancy Croot, Patrick Sheehan, Sergio Gonzalez, Scott Den Bleyker, Diane Davidson and Board Attorney Anthony Gallina. Absent: James Rendine and Vice-chairman Jason Quinn.

3. Hearing #683

Allied Developers, LLC

NY Susquehanna and Western Railway R.O.W.

Applicant seeks site plan and use variance to construct two billboard structures (both double sided). One on each side of Route 17 (north and south). Continued hearing.

4. Hearing #684

Allied Developers, LLC

NY Susquehanna and Western Railway R.O.W.

Applicant seeks site plan and use variance to construct and operate a single pole, double faced outdoor advertising structure close to Route 80. Continued hearing.

Mr. Gallina received two faxed letters from Ken Job late this afternoon. No one else had seen them. Meeting was paused at 8 PM while copies were made for the board and the applicants. Meeting resumed at 8:19 PM. Mr. D'Arminio appeared for applicant. He made some remarks about approvals received.

Mr. Joe Myerjack, 24 Donald Place, Waldwick, was sworn in. He is another principal with Allied Developers. A-19 in evidence permit #127 Route 17 northbound from State of NJ Dept. of Transportation renewal permit, A-20 State permit #70914 for Route 80, A-21 letter dated 5/21/12 regarding Route 80 application, A-22 letter from county dated 5/30/12 no interest re route 80. Mr. Gallina and Mr. Coleman attempted to clarify the distance required for billboards on different highways by asking Mr. Myerjack.

Mr. Frank Macchione, 168 Midwood Road, Paramus, owns 141 and 143 Central Avenue. Asked why he can't put signs on route 17.

Fred Jones, 72 Lincoln Drive, asked exactly where sign on 17 North would be. It would be 400' before Central Ave. Also questioned how many signs can be put.

Mike Amato, 18 Lincoln Drive, asked about the lighting. They are dimmed at night.

Alex Zepponi, 535 High Mountain Road, North Haledon was recalled to testify. A-23 is the Route 17 revised plan dated 5/11/12, A-24 Route 80 revised plan dated 5/14/12. Mr.

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Zepponi went over the changes to A-23. Removed withdrawn sign on 17 south, note no trees to be removed, no animation on the digital signs, bulk tables were changed, the access road along railroad was high lighted dark, note that electric service would be brought along the railroad, all details pertaining to southbound side of 17 were removed, sign would be illuminated 24/7 in response to the last meeting and concerns of Mr. Job.

A-24 had note added that no trees would be removed, the sign would be 24/7, no animation, access drive from intersection, note added about electrical connection to get from available power along Railroad Avenue, fence and trees added to site plan, approximate height above highway was added.

Mr. D'Arminio asked about his lighting experience, as there were questions. A-25 in evidence is a board with photo of Route 17, A-26 board with photo of Route 80. They show the cones of light. He explained the foot-candle distinctions.

B-3 letter from Mr. Job Route 17 dated 6/7/12, B-4 letter from Mr. Job Route 80 dated 6/7/12. Mr. Zepponi went over each point and had addressed all of them. Will provide calculations if these are approved. Mr. Gallina asked about the nearest houses to these proposed signs.

Mrs. Davidson asked if there is a sign existing that can be seen. Sign to look at east Route 80 by Hackensack River similar to theirs. Mr. Sheehan asked what happens if there is a loss of power. There is a back up battery.

Fred Jones asked if the signs are on 24/7. Yes. Alerts? Yes.

Hal Simoff, 2 Shunpike Road, Madison, NJ was sworn in. He was accepted as traffic engineer. He reviewed plans and did site inspection pertaining to these applications. He did a report dated 11/27/11 marked A-27 regarding Route 17. A-28 in evidence is a packet of four photographs and simulations. He explained how they did this. A-29 in evidence is a board, depicting exhibit A (duplication of A-28). There are 11 photographs.

Mr. Coleman introduced B-5 in evidence is police report on number of accidents on Route 17 north & south, containing eight pages with 282 accidents. The numbers are fairly consistent with the DOT's numbers.

Mr. Simoff spoke about the cone of vision while traffic is driving at 50 mph. He said that the sign can operate safely on Route 17. Some tree trimming will be necessary. The height and size of the sign are important to be visible over trucks.

Mr. Quinn arrived at 10:20 PM.

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A-30 in evidence is exhibit B of A-28. A-31 is exhibit C of A-28. A-32 is exhibit D of A-28. Mr. Gallina asked about B-3 in evidence #12, the difference with Mr. Job regarding the viewing angle and the area Mr. Simoff testified about the accidents in a specific section. A-33 is supplemental memo dated 5/31/12 from Mr. Simoff. They also discussed the "bottleneck project".

Will have public questions regarding Route 17 at the next meeting.

Mr. Mayerjack testified about the trees. Recently P, S, E & G has pruned about 70% of the trees the applicant would have to trim. Mr. Coleman asked how much the trees would have to be trimmed. They will address this next time.

Applicant will get a transcript to Mr. Quinn.

Meeting adjourned at 10:55 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest June 5, 2012

Katherine Baccala
Secretary

