

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

**151 West Passaic Street  
Minutes of the May 3, 2012 meeting**

**Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:34 PM.**

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

Moved by P. Sheehan seconded by N. Croot that the minutes of the April 5, 2012 meeting be approved as presented.

Motion passed with all members present voting in the affirmative.

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

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

Motion passed with all members present voting in the affirmative.

Old Business: Mr. Coleman said that he had looked into the driveway situation at the Mobil station and the DOT had approved the driveways as they are. Regarding the Harley Davidson property, Mr. Bolan is on top of that.

New business: none.

Meeting adjourned at 7:37 P.M. on motion by J. Quinn seconded by S. Gonzalez. All present were in favor.

Attest May 3, 2012

Katherine Baccala  
Secretary

**Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 7:39 PM.**

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

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

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

Mr. Mammone was sworn in. A-1 in evidence is form of notice to property owners within 299', A-2 signed list of signatures for those within 200', A-3 receipt for postage from post office, A-4 certified list of property owners within 200', A-5 copy of tax maps showing subject property, A-6 *Our Town* newspaper showing public notice published 4/19/12, A-7 notice of denial from Mr. Bolan dated 4/4/12, A-8 another letter of denial from Mr. Bolan dated 3/14/12, A-9 is survey of subject property dated 5/25/1983, A-10 diagram of proposed shed USA, A-11 and A-12 photographs of subject property. Application is complete.

Garage collapsed in October 2011 due to heavy snow. Due to financial concerns, they would prefer to install a shed rather than a garage. Their driveway is long enough to park 4 cars. They only have 2 at this time. Mr. Coleman asked the dimensions of the shed. It is the height 8'2" or 8'4" that requires a variance. Mrs. Davidson asked about the garage foundation, which is no longer there. There will be gravel around shed and then grass. The shed will be 5' from the property line.

Mr. Coleman made a motion to approve a variance from the garage parking requirements of the ordinance and erect a shed instead. Seconded by N. Croot. Approved by all except J. Quinn.

N. Croot made a motion to erect a shed with a height of 8'6", seconded by S. Gonzalez. Motion passed with all members present voting in the affirmative.

Meeting adjourned at 8:00 P.M. on motion by P. Sheehan seconded by S. Gonzalez. All present were in favor.

Attest May 3, 2012

Katherine Baccala  
Secretary

**Chairman William Coleman called the regular meeting of the Zoning Board of Adjustment to order at 8:01 PM.**

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

2. **Hearing #683**  
**Allied Developers, LLC**  
**NY Susquehanna and Western Railway R.O.W.**  
Applicant seeks site plan and use variance to construct one billboard structure (double sided), on the north side of Route 17. Continued hearing.
3. **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.

Louis D'Arminio, Price, Meese, Shulman & D'Arminio, 50 Tice Blvd., Suite 380, Woodcliff Lake, NJ 07677, appeared for the applicant. Route 80 is Block 110.01 Lot 1. Route 17 North is Block 110.01 Lot 2 & 3. The Route 17 South application was removed. Mr. Gallina asked that the attorney contact the township engineer to make sure they agree on the Lot numbers.

Marked A-1 in evidenced notice of publication in *The Record* April 19, 2012, A-2 certification of mailing of notices within 200' dated 4/20/12, A-3 form of notice to property owners within 200' for both applications, A-4 certified list of property owners within 200' of Lot 1 (route 80) including utilities, A-5 copy of tax map for Route 80 site, A-6 certified mail receipts to property owners with 200' of Route 80 Lot 1, A-7 another proof of publication in *The Record* dated 4/17/12 for Route 17, A-8 certification of mailing for Route 17 site dated 4/20, 2012, A-9 form of notice to property owners within 200' of Route 17 site, A-10 certified list of property owners within 200' of Route 17 site, A-11 certified mail receipts to owners within 200' of Route 17 site. Application is complete.

Mr. D'Arminio made an opening statement summarizing the applications.

The principal owner of Allied Developers, Martin Judge, 1 Columbus Place, New York, NY 10019, was sworn in. He summarized his experience in this industry. He maintains leases with the railroad. The locations have DOT state permits. A-12 is state permit for Route 17 North application. He testified that the Route 80 sign is a single pole is

**Page 4**

20x20x50 V-shaped angled to be seen from both sides. The Route 17 sign is 18x48x85, also V-shaped. A-13 site plan for Route 80 dated 3/13/12, A-14 minor site plan for Route 17 North sign dated 10/10/11. The proposed signs are digital. There are state regulations governing the messages and the changing of the messages. The state regulation is NJSA 27:5-5 et seq. Mr. Coleman asked if there are any regulations on setback from highways. The Federal Highway does have regulations but there are no 200' requirements. The DOT requires specifics in the application. There are distances required for signs from other signs. The state does not preempt local regulations.

**Public questions:** Robert Becker, 127 Central Avenue, asked if they know the distance from the Route 17 sign to Central Avenue. The engineer should be able to answer that.

Maywood Borough Attorney Ronald A. Dario was sworn in. He said some Maywood residents were concerned about landscaping around the signs, if signs are approved. He asked that money be put in escrow to cover this. He said that he had spoken with applicant previous to testimony and was assured that this would not be a problem.

Glen Wiebe, 201 Daktronics Drive, Brookings, SD was sworn in. He was accepted as an expert in electrical engineering. The company provides digital displays. A-15 is a power point hard copy of digital billboards. He explained what a digital billboard is and what it can be used for; ie. advertising, community announcements, etc. It is not a video display. It takes a second to change the display. LED lighting diminishes quickly over distance. A-16 is an LED module. The signs monitor themselves. The company monitors them also. Amber alerts, safety alerts and warnings are done automatically by zip code.

**Public questions:** Virginia De Maria, 175 Rochelle Avenue, was sworn in. Asked what the sign on Route 80 would have on her quality of life, especially in the winter. The planner will address that issue.

Recessed for 10 minutes.

Alex Zepponi, 535 High Mountain Road, North Haledon was sworn in. He was accepted as expert engineer and land use planner. He referred to A-13 in evidence (the route 80 application) explaining what it shows. Mr. Job's report of 5/3/12 was marked B-1 in evidence. A-17 is a survey dated 3/22/12, updated 4/2/12. Discussed where the height should be measured from. Ordinance says from the base to the top. Mr. Gallina asked questions regarding portions of Mr. Job's letter. Sign will be in operation 24/7.

There were no questions from the public regarding the Route 80 application.

Mr. Zepponi then testified regarding Route 17. A-18 in evidence Entec plan dated 9/15/10 revised 10/10/11. He testified as to what the drawings show. Anything referring to the proposed sign on the southbound sign was crossed out. B-2 in evidence is letter

**Page 5**

from Mr. Job dated 12/7/11. There was a discussion regarding the possibility that Route 17 might be widened. There was also discussion regarding what the nearby residents would see. Mr. Gallina asked questions regarding portions of Mr. Job's letter (B-2). It is not in a wetlands area.

There were no questions from the public regarding the Route 17 application.

Both applications will have the time extended.

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

Attest May 3, 2012

Katherine Baccala  
Secretary