

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT
151 West Passaic Street
Minutes of the October 6, 2016 meeting**

Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:30 PM.

The following members were present: Chairman Jason Quinn, Co-Chairman Scott Den Bleyker, Guy Cirello, Matt Trawinski, Nicholas LiBassi, Patrick Sheehan, James Daubner, Sal Antista and Board Attorney Anthony Gallina.

P. Sheehan made a motion seconded by S. Den Bleyker to approve the minutes of the September 1, 2016 regular meeting.

Motion passed with all members present voting in the affirmative.

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

Anthony Gallina for September meeting	\$175.00
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Motion passed with all members present voting in the affirmative.

Old business: 59 Chestnut status
Secretary showed the file to the Chairman. The application had been withdrawn. Attorney Gallina said that this should not be discussed as there was no application before the Board.

New Business: Patricia Conti was not able to attend the meeting due to a family emergency.

1. **715
Park Avenue BMW
216 Route 17 North LLC
Block 51.01 Lots 3 & 4
Block 4701 Lot 1 (the "Property")**

Applicant is proposing a retail showroom in a portion of the building. They are seeking any other approvals, waivers, special exceptions, or variances that may be required as determined by the Board and its professionals including, but not limited to, use variances: more than one building and more than one use (retail-car showroom and office) on the lot once the two lots are merged, and two uses proposed within the existing office building (retail-car showroom and office use), bulk variances (front yard and side yard setbacks) and height variance relating to the existing office building.
Continued hearing.

Wendy Berger appeared for applicant. A-13 preliminary and final site plan from Boswell Engineering revised 9/20/16, A-14 architect's plan "proposed renovation" revised

Page 2

9/13/16, A-15 minor subdivision plan revised 9/20/16, B-1 report from Job & Job 7/21/16, B-2 planner report Heyer Gruel 8/1/16, B-3 another report 8/5/16 from Job & Job, B-4 dated 9/16/16 Job, B-5 subsequent report from Heyer Gruel dated 9/29/16.

Swore in William Dahn, architect, qualified as expert. Ms. Berger questioned Mr. Dahn. Made minor clarifications to sizes of parking spaces. Mr. Job said they're acceptable. Said lighting will be upgraded if they are not up to standards. Planner has said that sign size complies.

Public: No questions.

Jeff Morris from Boswell Engineering testified at last hearing. Some changes were made to subdivision plan. Size, configuration and layout unchanged. Revised site plan - notes paving, lighting, proposed lighting, landscaping plan. He went through Mr. Job's report. DOT permits and County Planning Board have been approved. Vehicles for sale will be in marked stall. The applicant feels that this is a creative use of vacant office building

No questions from Board or public.

Mr. Gallina stated that there were 4-5 motions. The main one is a use variance requiring 5 votes. Minor sub-division. Height variance. Bulk variance for minimum front yard and side yard. Preliminary and final site plan approval.

Motion by S. Den Bleyker seconded by N. LiBassi to approve a D-1 "use variance":

	Yes	No	Absent/Abstain
Jason Quinn, Chairman	X		
Scott Den Bleyker, Vice Chairman	X		
Patrick Sheehan, Member	X		
Matt Trawinski, Member	X		
James Daubner, Member	X		
Nicholas LiBassi, Member	X		
Sal Antista, Member	X		
Alt. #1 Guy Cirello			

Page 3

Motion by S. Antista seconded by P. Sheehan to approve the minor sub-division:

	Yes	No	Absent/Abstain
Jason Quinn, Chairman	X		
Scott Den Bleyker, Vice Chairman	X		
Patrick Sheehan, Member	X		
Matt Trawinski, Member	X		
James Daubner, Member	X		
Nicholas LiBassi, Member	X		
Sal Antista, Member	X		
Alt. #1 Guy Cirello			

Motion by P. Sheehan seconded by M. Trawinski to approve the height variance:

	Yes	No	Absent/Abstain
Jason Quinn, Chairman	X		
Scott Den Bleyker, Vice Chairman	X		
Patrick Sheehan, Member	X		
Matt Trawinski, Member	X		
James Daubner, Member	X		
Nicholas LiBassi, Member	X		
Sal Antista, Member	X		
Alt. #1 Guy Cirello			

Motion by S. Den Bleyker seconded by N. Li Bassi to approve bulk variances:

	Yes	No	Absent/Abstain
Jason Quinn, Chairman	X		
Scott Den Bleyker, Vice Chairman	X		
Patrick Sheehan, Member	X		
Matt Trawinski, Member	X		
James Daubner, Member	X		
Nicholas LiBassi, Member	X		
Sal Antista, Member	X		
Alt. #1 Guy Cirello			

Motion by P. Sheehan seconded by S. Antista for preliminary and final site plan approval:

	Yes	No	Absent/Abstain
Jason Quinn, Chairman	X		
Scott Den Bleyker, Vice Chairman	X		
Patrick Sheehan, Member	X		
Matt Trawinski, Member	X		
James Daubner, Member	X		
Nicholas LiBassi, Member	X		
Sal Antista, Member	X		
Alt. #1 Guy Cirello			

Meeting adjourned at 8:10 PM.

Attest October 6, 2016

Katherine Baccala