

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT
151 West Passaic Street
Minutes of the April 7, 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, Patrick Sheehan, James Daubner, Matt Trawinski, Nicholas LiBassi and Board Attorney Anthony Gallina. Absent: Sal Antista.

P. Sheehan made a motion seconded by S. Den Bleyker to approve the minutes of the March 3, 2016 regular meeting.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by N. LiBassi to pay the following bills:

Anthony Gallina for March meeting	\$175.00
Anthony Gallina for resolution for Grooming Shoppe, Inc.	\$250.00
Heyer, Gruel & Associates for 318 Rochelle Ave. <i>Our Town</i> meeting dates	\$607.50 \$25.25

Motion passed with all members present voting in the affirmative.

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. Continued hearing. Applicant has requested that we vote to approve or deny. No further testimony.

A-12 in evidence letter from counsel calling for vote.

Public portion. Ken Job, 323 Rochelle Ave., professional engineer for Township has recused himself was sworn in. He noted that this is not an accepted use in this zone. Public closed.

J. Daubner made a motion seconded by S. Den Bleyker to deny this application. Motion passed with all members present voting in the affirmative to deny this application.

2. Hearing #712

Grooming Shoppe Inc.

201B Rochelle Avenue

Appeal of interpretation of Zoning Ordinance, pursuant to Municipal Land Use Law 40:55D-70 (a) and (b); Application for Use Variance, pursuant to Land Use Law 40:55D-70 (d); and Minor Site Plan Tenant Review. Resolution to approve appeal.

P. Sheehan made a motion seconded by N. LiBassi to adopt this resolution.

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

3. Hearing #709

Ani Holdings, LLC

178 NJ Highway 17

Seeking amended approval to add a Dunkin Donuts franchise (instead of “On the Run”, shift the carwash 5’ to the north, an ATM sign and a second car wash sign.

Gregory Meese appeared for applicant. Marked in evidence: A-1 copies of certified mail receipts of notices dated 4/1/16 sent to property owners within 200', A-2 affidavit for mailing to property owners sworn 3/24/16, A-3 proof of publication *The Record* newspaper 3/24/16, A-4 list of property owners within 200' dated 3/2/16, A-5 copy of tax map, A-6 list of property owners within 200' in Maywood dated 3/1/16, A-7 form of notice to property owners within 200' of subject premises, A-8 postal receipt, A-9 ownership disclosure statement, A-10 W-9 form for corporation, A-11 municipal tax search paid, A-12 site plan of subject property amended preliminary & final site plan prepared by Maser Consulting PA dated 8/17/2007 last revised 10/1/15 consisting of 13 sheets. Mr. Meese stated applicant is seeking minor site plan. Previously approved 6/2008 . ANI proposes same set up that were approved. Replace "On the Run" with Dunkin Donuts and to move car wash 5' Size of building slightly smaller. Seeking some additional signs (1 ATM) increasing 21.5 square feet and second car wash sign. Proposing LED price signs.

A-13 marked is 2008 resolution. Michael Gallagher, Maser Consulting, qualified in field of engineering. A-14 letter from Maser Consulting Engineers dated 4/6/16.

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No questions from the public.

Gary Kliesch, architect, was sworn in as expert in field of architecture. A-15 architectural plan prepared by GK+A Architects dated 4/7/16 5 sheets. 1st sheet 4/7/16 shows indentation on front of building, no seating in Dunkin Donuts + convenience store.

No questions from the public.

Traffic Eng. Maurice Rached sworn in accepted as traffic expert. Should have minimal impact on traffic due to Dunkin Donuts - it's not a destination.

No questions from the public.

Joseph Layton, licensed professional planner. Qualified as expert. De minimis changes. Dunkin' Donuts is a permitted use. Feels ATM sign and second car wash sign are necessary..

No questions from the public.

B-1 letter from Job &n Job dated 4/4/16. His letter has letter of "no interest" from DOT. Applicant will install new by-pass lane, but most of the approved items remain the same.

No questions from the public.

Mr. Gallina asked the board if they want to vote to go to town planner. P. Sheehan made a motion seconded by J. Daubner to submit these plans to the Township Planner.

	Yes	No	Absent/Abstain
Jason Quinn, Chairman		X	
Scott Den Bleyker, Vice Chairman		X	
Patrick Sheehan, Member	X		
James Daubner		X	
Nicholas LiBassi, Member		X	
Sal Antista, Member			Absent
Alt. #1 Matt Trawinski		X	
Alt. #2			

Motion failed to be approved.

S. Den Bleyker made a motion seconded by N. LiBassi that the Zoning Board has jurisdiction in this matter.

Motion passed with all members present voting in the affirmative.

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N LiBassi made a motion seconded by J. Daubner to approve a C-2 variance to approve the change in signs.

	Yes	No	Absent/Abstain
Jason Quinn, Chairman	X		
Scott Den Bleyker, Vice Chairman	X		
Patrick Sheehan, Member		X	
James Daubner	X		
Nicholas LiBassi, Member	X		
Sal Antista, Member			Absent
Alt. #1 Matt Trawinski	X		
Alt. #2			

Motion was approved.

S. Den Bleyker made a motion seconded by P. Sheehan to approve the amended site plan.

Motion passed with all members present voting in the affirmative.

Meeting adjourned at 9:15 P.M. on motion by J. Quinn seconded by P. Sheehan. All present were in favor.

Attest April 7, 2016

Katherine Baccala