

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF  
ADJUSTMENT  
151 West Passaic Street  
Minutes of the May 5, 2016 meeting**

**Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:44 PM.**

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

P. Sheehan made a motion seconded by S. Den Bleyker to approve the minutes of the April 7, 2016 regular meeting.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by M. Trawinski to pay the following bills:

Anthony Gallina for April meeting	\$175.00
Anthony Gallina for resolution for 320 Wonder Spa, Inc.	\$500.00
Anthony Gallina for ANI Holdings, LLC	\$1125.00
Heyer, Gruel & Associates for 318 Rochelle Ave.	\$303.75
MianECKI Consulting Engineers for Wonder Spa, Inc.	\$600.00

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. 48.63**

**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. Formal Resolution.

S. Den Bleyker made a motion seconded by P. Sheehan to deny the above application.

Motion passed with all members present voting in the affirmative.

**2. 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.

Formal resolution.

P. Sheehan made a motion seconded by M. Trawinski to approve this application.

Motion passed with all members present voting in the affirmative.

**3. Hearing #713**

**Justin Breuel**

**33 Marinus Street**

Seeking to change roof style on previously approved variance from a gable style roof to a mansard style roof on a three car garage.

Justin Breuel, 33 Marinus Street, was sworn in. A-1 in evidence certified mail receipts to property owners within 200', A-2 certified mail receipts green cards, A-3 receipt from *Our Town* newspaper dated 4/8/16, A-4 proof of publication in *Our Town* dated 4/21/16. Testified that he needs more storage space and a mansard style roof provides this. A "knee wall" increases space on both sides. Previous variance was for rear and side yard setback as well as too much coverage. A-5 form of notice to property owners within 200', A-6 list of prop owners within 200' dated 4/1/16, A-7 sketch of proposed roof line, A-8 letter of denial from Zoning Officer dated 12/10/14, A-9 current letter of denial dated 3/22/16, A-10 survey dated 6/6/12.

M. Trawinski made a motion seconded by Sheehan to approve this application.

Motion passed with all members present voting in the affirmative.

Meeting adjourned at 8:03 P.M. on motion by P. Sheehan seconded by M. Trawinski. All present were in favor.

Attest May 5, 2016

Katherine Baccala

