

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

**151 West Passaic Street
Minutes of the August 4, 2016 meeting**

Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:33 PM.

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

S. Den Bleyker made a motion seconded by J. Daubner to approve the minutes of the July 7, 2016 regular meeting.

Motion passed with all members present voting in the affirmative.

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

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

Old business: Jim Daubner took the necessary class. Chairman would like the secretary to follow up.

New business:

1. 714

**Christopher Ham
23 Powell Avenue**

Seeking to install a 6' privacy fence to replace a 3' fence.

Christopher Ham was sworn in. A-1 in evidence certified mail receipts of notices sent to property owners within 200', A-2 receipt from USPS of postage paid, A-3 proof of publication in *Our Town* newspaper 7/24/16, A-4 form of notice sent to property owners within 200', A-5 survey of subject property undated, A-6 photograph of subject property, A-7 photograph of subject property. Application is complete. He is seeking to install a 5' privacy fence to replace a 3' foot fence.

Christopher is a Bergen County K9 officer - He is looking to replace the old fence amending his application to a 5' fence to satisfy his neighbors. She asked him to match hers which is a 5' fence. Fence needs to be installed within property lines. 4' white fence 1' lattice

Meeting open to public: Kathleen Goodwin, 6 Powell Ave. was sworn in. She is in support of Chris' application and has no objections.

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Judy Luyster, 98 James Street, was sworn in. She testified that she sees this as an improvement.

Caroline Fuente, 121 Hazley Ave., was sworn in. She asked if the proposed fence will be permitted for future owners. Chairman responded that variance granted runs with the land.

Hearing was closed.

P. Sheehan made a motion seconded by M. Trawinski to approve this application with the condition that the fence be 5' tall, 4' vinyl with a 1' lattice top within the property lines.

Motion passed with all members present voting in the affirmative.

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.

Wendy Berger, attorney, represents the applicant. A-1 in evidence letter submitted 7/26/16/certified mail receipts for notices sent to owners within 200', A-2 proof of publication in The Record 7/25/16, A-3 certified list of property owners within 200' in Rochelle Park 7/14/16, A-4 lists owner & address from Maywood 7/20/16 generated by counsel for applicant, A-5 site plan for Park Ave, BMW from Boswell Engineering 7/180/16 8 - sheets, A-6 proposed plan renovation Park Ave. BMW by Dahn & Krieger dated 6/27/16 – 10 sheets. Application complete.

Wendy Berger explained what this application is about. She feels comfortable proceeding without a letter of denial.

Roy Sommerhalter, President Park Ave BMW, was sworn in. Sales hours Mon - Thurs. 9-8, Fri 9-6, Sat 9-5. Park Ave BMW owns 216 Route 17. The 2 lots looking to be merged are owned by the same entity. Keep both buildings. They will have more parking than required.

Open to the public.

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Judith Cenicola, 104 East Passaic Street, has some questions. Traffic coming out of driveway. Engineer will answer. No signs on Passaic Street. She has questions about landscaping and lighting. Not changing lighting on Passaic Street. Will submit a lighting plan and a landscape plan.

Jeffrey Morris, Boswell Engineering, was qualified as an expert in Engineering and Planning. A-7 is a board depicting A-5 in evidence. A-8 is sheet #4 from site plan. Requesting a waiver for parking spaces - dumpster will remain for the office building. 4 bulk variances: minimum front yard, 2 minimum side yard, maximum height (office building) and 1 D-1 use variance. A-9 in evidence cover sheet of site plan. No service will be performed on this site. Easement will not be affected.

John Barrie asked about the dumpster. It will be removed. The fence will be removed. Everything will be re-stripped if granted. Engineer feels this is in order with the Master Plan.

S. Den Bleyker had questions about the plans.

Mrs. Cenicola asked about traffic again. By eliminating office space, there should be less traffic. Asked about car deliveries.

Dan Krieger was sworn in and was accepted as an expert in the field of architecture. A-10 board of A-6 testified regarding parking, lobby for office building, ramp for cars to go up, offices. A-11 is board of rendering of exterior. Sign is under requirement for signs.

No questions from public.

Hearing will carry over to next month, September 1 at 7:30 PM. No need to re-notify.

Other new business: M. Trawinski asked if a variance was ever issued for 59 Chestnut. Jason states it was denied thru the zoning board years ago. Matt states it is non-conforming as per Jason it went thru planning board.

Frank Madden's old home on Central Ave was low income according to resolution.

Meeting adjourned at 9:40 P.M. on motion by P. Sheehan seconded by M. Trawinski. All present were in favor.

Attest August 4, 2016

Katherine Baccala