

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT
151 West Passaic Street
Minutes of the September 1, 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: Co-Chairman Scott Den Bleyker, Guy Cirello, Matt Trawinski and Board Attorney Anthony Gallina. Absent: Nicholas LiBassi, Patrick Sheehan, James Daubner and Sal Antista.

M. Trawinski made a motion seconded by S. Den Bleyker to approve the minutes of the August 4, 2016 regular meeting.

Motion passed with all members present voting in the affirmative.

S. Den Bleyker made a motion seconded by M. Trawinski to pay the following bills:

Anthony Gallina for August meeting	\$175.00
Anthony Gallina for Ham resolution	\$250.00
Job & Job Engineers for Park Ave. BMW	\$2,404.50

Motion passed with all members present voting in the affirmative.

Old business: 59 Chestnut status
Secretary told the members that this application was withdrawn, not denied. There was much discussion as to the legalities of this property. Secretary will provide copies of the file at the October meeting.

New business:

- 1. 714**
Christopher Ham
23 Powell Avenue
Seeking to install a 6' privacy fence to replace a 3' fence.
Formal resolution.

M. Trawinski made a motion seconded by S. Den Bleyker to approve the resolution approving the 4' white fence 1' lattice.

Motion passed with all members present voting in the affirmative.

- 1. 715**
Park Avenue BMW
216 Route 17 North LLC

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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.

Mr. Gallina read a letter from the applicant’s attorney requesting a postponement to the October 6 meeting.

Meeting adjourned at 7:55 PM.

Attest September 1, 2016

Katherine Baccala