

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT
151 West Passaic Street**

Minutes of the May 4, 2017 regular meeting

Vice Chairman Scott Den Bleyker called the regular meeting of the Zoning Board of Adjustment to order at 7:30 PM.

Roll call of the following members: Vice-Chairman Scott Den Bleyker, Guy Cirello, Patrick Sheehan, James Daubner, Nicholas LiBassi, Sal Antista and Anthony Gallina. Absent: Chairman Jason Quinn, Matt Trawinski and Patricia Conti.

P. Sheehan made a motion seconded by J. Daubner to approve the minutes of the April 6, 2017 regular meeting.

Motion passed with all members present voting in the affirmative.

G. Cirello made a motion seconded by P. Sheehan pay the following bills:

Anthony Gallina for April meeting	\$175.00
Anthony Gallina for Glass Gardens resolution	\$1500.00
Job & Job for Somjoan LLC Park Ave. Acura	\$1200.38

Motion passed with all members present voting in the affirmative.

Old business: None

New business:

1. Hearing #718

Glass Gardens, Inc.

Block 96, Lots 1-11

Block 99, Lots 1, 2.01, 2.02, 3.01 and 3.02

Block 100. Lot 1

Rochelle Park, NJ

Page 2

Applying for site plan approval for an expansion of the building over existing ramp, widen drive aisle and traffic control signage. Formal resolution to approve.

P. Sheehan made a motion seconded by J. Daubner to approve this resolution.

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

**2. Hearing #721
Bergen Landscaping, Inc.**

131 Rochelle Avenue

Seeking a variance to erect a free-standing sign that exceeds the allowances set by Article XX Section 185-134.

Donald Onorato, Attorney, appeared for applicant. A-1 certified mail receipts sent to property owners within 200', A-2 published in *The Record* 4/21/17, A-3 affidavit of notice sworn 4/28/17, A-4 certified list of property owners dated 3/2/17, A-5 letter of denial from Zoning Officer dated 1/20/17, A-6 form of notice sent to property owners within 200', A-7 depiction of proposed sign dated 2/27/17, A-8 landscaping plan showing location of sign undated.

Mr. Onorato said the sign will enhance the property.

Alfonse Casamenti, 72 Hemlock Drive, Paramus, was sworn in. He wants to put a Pwood sign with stone and an LED sign under it. Bluestone. 5' tall x 8' long. 19-1/2

Page 3

feet off road. Will put public service announcements on sign. Exceeds max square feet, setback from sidewalk and sign goes to ground.

The Board asked questions. There will be no retail business. They could shut off the sign, if necessary. Board discussed times for sign. Board suggested times as off at 10 PM and on at 7 AM. Applicant agreed that this was fine.

J. Daubner made a motion seconded by N. LiBassi to approve this bulk variance.

Motion passed with all members present voting in the affirmative.

3. Hearing #719

Somjoan, LLC Park Avenue Acura

CORRECTED ADDRESS IS: 171 ROUTE 17 SOUTH, 76 LINCOLN DRIVE, 80 LINCOLN DRIVE

Seeking bulk and use variances for demolition of residential structures to expand parking lot, addition to dealership structure under existing canopy.

James Delia, attorney, appeared for applicant. A-1 affidavit of proof of service sent to property owners 4/24/17, A-2 certified list of property owners within 200' dated 2/17/17, A-3 form of notice, A-4 certified mail receipts, A-5 certified mail green cards, A-6 proof of publication in *The Record* 4/22/17, A-7 storm water management report from Boswell Engineering dated 2/2017, A-8 site plan preliminary and final site plan by Boswell Engineering dated 02/2017 no revision 9 sheets. A-9 another plan proposed alteration for Park Ave, Acura by Edward A. Easse, Architect and planner dated 03/02/17 - 2 sheets.

B-1 report of Job & Job dated 4/26/17, B-2 report from Fire Prevention Bureau by Darryl DeMott dated 4/12/17, B-3 report from planner dated 4/25/17.

Mr. Delia explained what they want to do. Acura is demanding more display area. They plan to landscape around property. No service in this site.

Jeff Morris, Boswell Engineering, South Hackensack, was accepted as an expert in the field of engineering. A-10 is a rendering of sheet 5 (colorized). Two homes are

Page 4

proposed to be taken down. Plan to put large trees as a buffer. Propose 83 display spaces. Enclosure for display. Buffer required needs a variance. Coverage 74.1% coverage needs a variance. Front yard needs a variance. Job & Job report (B-1). 50 spaces are 6" shorter in length. Lot consolidation - applicant will contact tax assessor. Will do a percolation test. Will be no light spillage.

John Barrie, Township Planner, was sworn in. He explained how the parking requirements are determined.

Open to Public:

Murray Heller, 88 Marinus St. stated that the employees park on Marinus. Asked if designated spaces for employees. Says 8-10 cars on Marinus St. Why they are not parking in designated spaces for employees?

Danielle Palasti-Defranco, Lincoln Drive, parking outside of fence and cutting through. Can't pull out of driveway. Worried about children playing. Her concerns were discussed about demolition.

Fred Jones, 72 Lincoln Drive, said the gate should be locked. It's a neighborhood and cars speed and don't stop at stop signs. Drainage in that area is bad. The fence behind berm and trees will be along Jones boundary.

Edward Easse was sworn in, 44 Lincoln Ave., Hawthorne accepted as expert in architecture and planner. A-11 rendering of plan. Acura wants them to change showroom to include a reception area, room for more cars and tables rather than offices. 2209 sq. ft. is the expanded area. Cars on roof are just being stored.

Opened to public.

Francisco Ulloa, 49 Lincoln Drive, was sworn in. Asked how many cars will be inside. Answer was four. Recently saw large carrier on 17 unloading cars.

Michael Najdzian, President of Park Ave. was sworn in. Acura tells them what they have to do. 9-8 Mon-Thurs, 9-6 Fri, 9-5 Sat. Cars have to be ready on site. He addressed some of the neighbors' concerns. Said they will lock the gate and not park on Lincoln Drive. Addressed the parking on Marinus by his building and across the street from it. He will just have a few cars on Marinus by their property

Page 5

and across the street with designated parking spaces. No service at this location. No test driving on Lincoln or Marinus. No increase in employees.

Open to public.

Francisco Ulloa, 49 Lincoln Drive asked again about parking on Marinus opposite the dealership. Said it's very dangerous when trying to turn onto Marinus from Route 17.

Joseph Cusmano, 11 Lincoln Drive, asked about expansion required by Acura. Asked if it might be possible to later have to expand to entire street. Probably not.

John McDonough, Morris Plains, planner and landscape architect accepted as expert in that field. A-12 in evidence aerial photo of subject property consisting of three sheets. He described what they are. Continuing a nice look. No views of vehicles. Went over what relief is needed. Also, testified as a landscape architect.

Opened to public.

Joe Risado, Lincoln Drive, asked if used vehicles might be stored on property. They might but very large vehicles would not fit in parking spaces.

Vincent Whittaker, 45 Lincoln Drive was sworn in. Asked about another gate and new sidewalks. New sidewalks will replace the disintegrated ones and would only add another gate if it was required.

Danielle Palasti-Defranco asked will fence be piece meal. Will match.

Mr. Cusmano asked if fire hydrants are required. No.

Mr. Gallina asked if Board is satisfied with Mr. McDonough's testimony regarding landscaping or if the Board wants to delay to next month for a landscaping architect. He stipulated that any proposal would have to be approved by Mr. Job. Mr. Barrie brought parking spaces to Board's attention. Are tandem spaces part of the count? Seeking for variances for 34 spaces instead of 36. Board wants to move forward. Can't make a condition of resolution that the Fire Dept. be allowed to use the two houses for training by letting them have fires. Mr. Den Bleyker asked about possible widening of route 17. Latest plan would not affect dealer too much.

Page 6

Opened to public for general comments.

Mr. Ulloa stated that he doesn't want to lose houses but does not want Acura to lose business either.

Mr. Najdzian stated that they have had other opportunities to purchase homes in the area but did not consider them.

Mr. Delia summed up. They did not know about neighbors' problems and we are taking care of them. Will be improving the area. Gate will be locked, no parking on Lincoln, concerns about Marinus parking will only be on dealer's side and whatever trees are needed.

P. Sheehan made a motion seconded by G. Cirello to approve a D-1 use variance:

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

S. Antista made a motion seconded by P. Sheehan to approve a C-2 use variance for insufficient front yard which is an existing condition:

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

P. Sheehan made a motion seconded by S. Den Bleyker to approve a C-2 variance for an insufficient buffer:

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

N. LiBassi made a motion seconded by J. Daubner to approve a bulk C-2 variance for lot coverage:

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

S. Den Bleyker made a motion seconded by G. Cirello to approve a C-2 bulk variance for fence height:

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

P. Sheehan made a motion seconded by N. LiBassi to approve a variance for insufficient stall size:

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

P. Sheehan made a motion seconded by S. Den Bleyker to approve a C-2 variance for insufficient parking spaces:

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

P. Sheehan made a motion seconded by J. Daubner to permit a waiver for temporary construction:

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

P. Sheehan made a motion seconded by G. Cirello to approve preliminary and final site plan approval:

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

Meeting adjourned at 10:50 PM.

Attest May 4, 2017
 Katherine Baccala, Secretary