

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

Minutes of the August 3, 2017 regular meeting

Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:34 PM.

Roll call of the following members: Chairman Jason Quinn, Vice-Chairman Scott Den Bleyker, Guy Cirello, Patrick Sheehan, Matt Trawinski, Patricia Contiand Anthony Gallina. Absent: Sal Antista and Nick LiBassi. James Daubner arrived at 7:45.

P. Sheehan made a motion seconded by S. Den Bleyker to approve the minutes of the July 6, 2017 regular meeting.

Motion passed with all members present voting in the affirmative.

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

| | |
|---|----------|
| Anthony Gallina for July meeting | \$175.00 |
| Anthony Gallina for James Hickey resolution | \$250.00 |
| Job & Job for Alesso Holding Co. | \$515.63 |
| Job & Job for Park Ave. BMW | \$412.13 |
| Job & Job for Park Ave. BMW | \$202.13 |

Motion passed with all members present voting in the affirmative.

Old business: None

New Business:

1. Hearing #723

James Hickey

23 Chestnut Street

Rochelle Park

Seeking bulk variances for front yard, side yard combined side yards and maximum building coverage. Formal resolution.

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P. Sheehan made a motion seconded by G. Cirello to approve this resolution.

Motion passed with all members present voting in the affirmative.

2. Hearing #724

Casey Wagner (Joey Connors)

33 West Passaic Street (American Legion)

Seeking a use variance to operate a printing business in American Legion building downstairs.

Casey Wagner, 9 Hahn Ave., was sworn in. A-1 certified mail receipts sent to property owners within 200', A-2 green cards, A3 proof of publication in *Our Town* dated 6/17/17, A-4 certified list of property owners within 200' dated 3/22/17, A-5 copy of tax map showing subject property, A-6 letter of denial from Zoning Officer dated 6/6/17. She answered some questions regarding this application. Her father, Joey Connors, 226 Howard Ave, was sworn in. Hours of operation and days were discussed. Water based paints. No chemicals. 2 pieces of equipment. A percentage of proceeds go to veterans. A use variance requires 5 votes.

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

Motion passed with all members present voting in the affirmative.

3. Hearing #720

Alesso Holding Company & Rochelle Park LLC

160 & 156 Route 17 North

Block 34, Lot 1 and Block 33, Lot 1.01

Seeking to demolish existing Burger King and construct a new commercial building. Continued hearing.

Attorney Peter Scandariello appeared for applicant. A-18 letter from Attorney Robert J. Inglima, Jr. dated 6/26/17 saying that his client has no objection, A-19 revised site plan dated 6/19/17, B-4 supplemental report

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from Job & Job dated 6/17/17, B-5 dated 7/12/17 from Job and Job. He is now satisfied. Mr. Jeff Morris, Boswell Engineering, was sworn in again. A-20 board depicting page 3 of site plan A-19. Bill board will be completely removed. Can now only get in to dumpster one way. Have added bollards and large flower pots near outdoor seating area. Have added more lights (4) as per Mr. Job's concern.

S. Den Bleyker made a motion seconded by J. Daubner to approve a D-1 use variance.

Motion passed with all members present voting in the affirmative.

S. Den Bleyker made a motion seconded by P. Sheehan to approve a bulk variance for minimum lot depth.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by J. Daubner to approve bulk variance for minimum side yard.

Motion passed with all members present voting in the affirmative.

S. Den Bleyker made a motion seconded by M. Trawinski to approve bulk variance for minimum buffer in front.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by J. Daubner to approve a bulk variance for maximum lot coverage.

Motion passed with all members present voting in the affirmative.

S. Den Bleyker made a motion seconded by P. Sheehan to approve a bulk variance for parking.

Motion passed with all members present voting in the affirmative.

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P. Sheehan made a motion seconded by G. Cirello to approve a bulk variance for landscape buffer for restaurant.

Motion passed with all members present voting in the affirmative.

J. Daubner made a motion seconded by P. Sheehan to approve a bulk variance for a fence to enclose the trash area.

Motion passed with all members present voting in the affirmative.

S. Den Bleyker made a motion seconded by P. Sheehan to approve a bulk variance for sign height.

Motion passed with all members present voting in the affirmative.

S. Den Bleyker made a motion seconded by P. Conti to approve a bulk variance for a free standing sign.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by S. Den Bleyker to approve a bulk variance for a logo sign.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by J. Daubner to approve a waiver for a metal fence instead of a masonry wall.

Motion passed with all members present voting in the affirmative.

S. Den Bleyker made a motion seconded by G. Cirello to approve a minor preliminary and final site plan approval.

Motion passed with all members present voting in the affirmative.

4. Hearing #725

Park 433 Supply, Inc.

433 Rochelle Avenue

Rochelle Park

Seeking a use variance to propose a gasoline service station with a mini mart.

Mr. Den Bleyker recused himself as he has business dealings with the applicant. Attorney Dennis France appeared for the applicant. Needs list of shareholders. A-1 certified mail receipts to property owners within 200', A-2 green cards, A-3 7/8/17 in *Record*, A-4 form of notice sent to property owners within 200', A-5 list of property owners dated 6/20/17, A-6 letter of denial from Zoning Officer dated 2/24/17, A-7 traffic report from 6/19/17, A-8 architectural plan by Winten Group Architecture 12/21/15 consisting of 3 sheets, A-9 another plan preliminary & final major site plan 3 sheets dated 2/5/17, B-1 report of Job & Job 7/24/17, B-2 report of planner Heyer Gruel & Associates dated 8/2/17.

Applicant is seeking a D-2 use variance. Patrick McClellan, MCB Engineering Associates, licensed professional engineer, was sworn in as an expert witness. He used information to prepare plans. A-10 Board depicting sheet 2 of 3 site plan. He went through Mr. Job's report. He addressed Mr. Job's concerns. Parking setback requires variance. Lighting too high. Fuel pump too close. Variance requires other waivers.

Mr. Barree, Township Planner, had some comments regarding these variances mentioned. Mr. Gallina questioned 24 hour use. Board members asked some questions.

Opened to public for questions.

Mr. Coleman, 58 Schlosser Drive, was sworn in. He questioned number of parking spaces. Planner calculated 20 spaces needed. Not planning that many.

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David Karlbach, licensed professional planner, was sworn in. He testified that the relief required is a D-3 use variance. A-11 marked aerial and ground photos. He explained why he arrived at this conclusion. He also went through the Township Planner’s report and addressed the concerns. Board made some suggestions to get more parking. Questions from public: None

Frank Filiciotto, Stonefield Engineering and Design, licensed professional engineer, was sworn in. He testified about traffic within the site as well as traffic on public streets in the area. Plan to make driveway smaller on the Rochelle Avenue side. Traffic would be pass-by rather than a destination. Testified that he was fine with the parking proposed. Bergen County will evaluate the sidewalk and driveways for accessibility.

Board commented on danger to pedestrians with driveways.

Mr. Barree asked if there will be diesel fuel. No. Also asked if there would be a left turn restriction. That will depend on the County.

M. Trawinski made a motion seconded by P. Sheehan to hire a traffic engineer for the Board.

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

J. Quinn made a motion seconded by J. Daubner to hire Mr. Hal Simoff to provide a traffic study for the Board.

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

Mr. Gallina will order that study tomorrow.

Meeting adjourned at 10:31 PM.

Attest August 3, 2017

Katherine Baccala
Secretary

