

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

Minutes of the October 5, 2017 regular meeting

Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:30 PM.

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

P. Sheehan made a motion seconded by S. Den Bleyker to approve the minutes of the September 7, 2017 regular meeting.

Motion passed with all members present voting in the affirmative.

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

Anthony Gallina for September meeting	\$175.00
Anthony Gallina for Alesso resolution	\$2437.50
Anthony Gallina for Park Ave. BMW resol	\$500.00

Motion passed with all members present voting in the affirmative.

Mr. Quinn asked for a moment of silence for the victims of the hurricane disasters.

Old business: None

New business:

- 1. Hearing #726
216 Route 17 North LLC
Park Avenue BMW
Block 51.01 Lots 3 & 4 (a/k/a merged Block 51.01. Lot 3.01)
Block 4701 Lot 1 (the "Property")**

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Seeking an amendment to the Final Site Plan/Variance Approvals in order to make changes to the parking area/circulation layout. Such changes will result in a decrease in parking spaces from 380 to 376 where 354 parking spaces were required.

Formal resolution.

M. Trawinski made a motion seconded by P. Sheehan to approve the resolution granting the parking/circulation layout variance.

Motion passed with all members present voting in the affirmative.

2. 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. Continued hearing.

Mr. Den Bleyker recused himself as he had done work for applicant in the past.

Dennis Francis, attorney, appeared for the applicant. A-16 certified mail receipts, A-17 green cards, A-18 four envelopes returned to sender, A-19 proof of publication on 9/18/17 in *Bergen Record*, A-20 copy of published notice, A-21 revised site plan NCB Engineering revised 9/20/17 three sheets, A-22 circulation plan by Stonefield Engineering 4 sheets. B-4 report from Mr. Simoff dated 10/5/17 three sheets, B-5 Mr. Job's note to Mr. Gallina regarding what he still does not have.

Patrick McLellan, engineer, was sworn in. Boards sheet 2. Made a couple of changes. Walking path to a crosswalk proposing removal of structure in storage area, add 12th parking space, added another 13th. Total of 21 including pump spots. Planner John Barrie said they are fueling spaces not parking spaces. He feels that they would still need parking relief. How many employees per shift - 2.

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Traffic expert, Frank Filiciotto, Stonefield Engineering, was sworn in. Totally new plans. Board depicting T-1 of A-24, T-2 A-25, Board depicting T-3, A-27 Board T-4. A-24 shows a few movements that could be made, used a large vehicle for turning maneuvers into and out of site. A-25 T-2 shows just path of fueling truck (off peak hours) smaller fueling truck. A-27 T-4 box trucks for deliveries, A-26 T-3 moved refuse area closer to building. Mr. Gallina asked questions regarding Mr. Simoff's report.

Agrees that left turns could be an issue but could regulate itself. Plan won't work if left turns prohibited. Very large cars may have to make 3 point U turns to get out of some of the spaces. No left turns will change the circulation.

Dave Kingma, 92 Madison Ave., asked if you have to park by tank fill side. Owner said that they can pump from either side except for very large SUV's.

Owner sworn in. Asked about number of employees. Probably 2 per shift. Hopes to hire from locals who may ride bikes or walk. Owns other gas stations. Wants 24 hours but would go with 5 AM to 1 AM. Gas station, if closed, would not be able to received gas deliveries. Matt asked about his other stations. Applicant waives time board needs to act.

Meeting adjourned at 8:50 PM.

Attest October 5, 2017

Katherine Baccala
Secretary