

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

Minutes of the July 6, 2017 regular meeting

Vice-Chairman Scott Den Bleyker called the regular meeting of the Zoning Board of Adjustment to order at 7:33 PM.

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

N. LiBassi made a motion seconded by P. Sheehan to approve the minutes of the June 1, 2017 regular meeting.

Motion passed with all members present voting in the affirmative.

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

Anthony Gallina for June meeting	\$175.00
Anthony Gallina for Park Avenue Acura	\$2255.00
Job & Job for Alesso Holding Co.	\$810.38

Motion passed with all members present voting in the affirmative.

Old business: None

1. 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.

Their lawyer, Peter Scandariato, appeared. He asked that the matter be carried to August 3 as only five board members were present. The Board agreed that this was the best way to proceed.

2. Hearing #722

BCUW/Madeline Corp.

47-53 Central Avenue

Rochelle Park

Seeking permission to establish a 4 bedroom community residence.

This property is within the affordable housing zone; therefore a use variance is not required. Zoning Board does not have jurisdiction. This application must go to the Planning Board. Their next meeting is July 27.

4. 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.

Mr. LiBassi recused himself as his brother-in-law's brother is his relative. Applicants decided to come back next month as there are only 4 voting members and Board attorney thinks 5 are needed for a use variance.

3. Hearing #723

James Hickey

23 Chestnut Street

Rochelle Park

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

James Hickey was sworn in. A-1 in evidence certified mail receipts for property owners within 200', A-2 green cards, A-3 are 9 envelopes returned to sender, A-4 proof of publication in *Our Town* dated 6/15/17, A-5 letter of denial from Zoning Officer dated 5/11/17, A-6 site plan for proposed addition to residence by architect 2 sheets dated 5/1/17 no revisions, A-7 certified list of property owners 5/25/17, A-8 copy of tax map depicting subject property, A-9 survey dated 1/18/17.

Vincent C. Graziano, licensed architect, was sworn in. Proposed second story containing 3 bedrooms would be within the footprint of the existing house. He went over the variances needed. They are variances for front yard, side yard and building coverage. Proposing open carport too. Front yard is presently 18.65 and proposed 21.65 while required setback is 25'. Four variances being proposed.

P. Sheehan made a motion seconded by N. LiBassi to approve a bulk variance for front yard setback.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by S. Antista to approve a bulk variance for minimum side yard setback.

Motion passed with all members present voting in the affirmative.

N. LiBassi made a motion seconded by P. Sheehan to approve a bulk variance for .combined side yard coverage.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by G. Cirello to approve a bulk variance for maximum building 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			Absent
Nicholas LiBassi, Member	X		
Sal Antista, Member	X		
Alt. #1 Guy Cirello	X		
Alt. #2 Patricia Conti			Absent

Motion passed with 4 votes.

Meeting adjourned at 8:17 PM.

Attest July 6, 2017

Katherine Baccala
Secretary