

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT**

**151 West Passaic Street
Minutes of the March 2, 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, Matt Trawinski, Sal Antista, Guy Cirello, Patrick Sheehan, James Daubner and Anthony Gallina. Absent: Nicholas LiBassi and Patricia Conti.

S. Den Bleyker made a motion seconded by S. Antista to approve the minutes of the February 2, 2017 regular meeting.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by J. Daubner pay the following bills:

Anthony Gallina for February meeting	\$175.00
Anthony Gallina for Padula resolution	\$250.00
Job & Job for Park Avenue BMW	\$448.12
Job & Job for Park Avenue BMW	\$715.00
<i>The Record</i> for annual meeting notice	\$59.65

Motion passed with all members present voting in the affirmative.

Old business: Deed of Subdivion BMW was not signed as the final deed was not ready yet.

New business:

- 1. Hearing #717**
Robert Padula
196 West Prospect Street
Waldwick, NJ 07463
59A Chestnut Street, Rochelle Park
Seeking a lot coverage variance for new construction

Mr. Padula was sworn in. A-1 certified mail receipts of notices sent to properties within 200', A-2 proof of publication in *The Record* 2/18, A-3 form of notice, A-4 letter of denial, A-5 **revised** site plan from MBA architects dated 2/14/17 3 sheets, A-5 certified

Page 2

list of property owners within 200' dated 12/9/16, A-6 survey dated 9/12/07, A-7 copy of tax map. Application complete. Proposing lot coverage of 122 square feet. Board members asked questions of Mr. Padula.

Meeting opened to the public.

Joe Borchard, 70 Forest Place, asked about a house on Marinus Street. We did not hear it so it must have met the requirements. Stated regulations put in for a reason and would like to see them upheld.

Dave Kingma, 92 Madison Ave., said many houses have only 1400 square feet.

Christine Mueller, 123 Forest Place, doesn't think it is necessary to be bigger.

Elan Hanawi, 59 Chestnut Street, asked about side yard set-back. 5' minimum.

S. Den Bleyker asked if the applicant had a percentage figure for the 122 square feet. 2.5-3 %

Jim Daubner asked about cars with 1 driveway and 1 garage. Where do they park when there are more cars? It's a concern.

S. Den Bleyker made a motion to approve this application seconded by S. Antista.

Page 3

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

Motion to approve failed. Application denied.

Meeting adjourned at 8:10 PM.

Attest March 2, 2017

Katherine Baccala,
Secretary