

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

**151 West Passaic Street
Rochelle Park, NJ 07662**

Minutes of the April 5, 2018 regular meeting

Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:40 PM.

Roll call of the following members: Chairman Jason Quinn, Matt Trawinski, Nick LiBassi, Sal Antista, Patrick Sheehan, Guy Cirello & Adib Abboud, J. Daubner & Ronald Mondello, Esq. present. Scott Den Bleyker absent.

P. Sheehan made a motion seconded by S. Antista to approve the minutes of the March 1, 2018 regular meeting.

Motion passed with all members present voting in the affirmative.

S. Antista made a motion seconded by M. Trawinski to pay the bill for Mr. Mondello for \$1100.00. (March & April meetings, review & resolutions for 91 Chestnut St. & 153 Howard Ave). Motion passed with all members present voting in the affirmative.

HEARING #735

Thomas & Kelly Esposito

14 MADISON AVE BLOCK 11 LOT 49

Seeking a front yard setback variance to create a covered porch

There was some discussion whether or not a variance was really needed as some board members felt there was enough room for the expansion. Chairman Quinn and John Barree (Township Planner) & Mr. Mondello believe it was for the bay window. Application was deemed complete by Mr. Mondello. Thomas Esposito was sworn in. The Espositos are looking to make their home their forever home as they are expecting their first child.

Open to the public-

Mr. Coleman 58 Schlosser Dr. wants to know why residents are being sent for a variance when not needed. Mr. Mondello explained that it was a judgement call.

P. Sheehan made a motion to approve seconded by S. Antista. Motion passed with all members present voting in the affirmative.

HEARING #731 174 & 178 ROUTE 17 North

Ani Holdings, LLC & PC Warehouse continued hearing

178 Route 17 North is seeking to demolish the existing gasoline pumps, canopy, and convenience store to construct eight fuel pumps, canopy, convenience store, retail store, Dunkin Donuts with drive-thru lane, outdoor seating, second floor office storage facility in order to construct a self-storage/retail facility.

Mr. Steve Lydon Profession Planner for the applicant.

The applicant is proposing a 6 story self-storage building which will be 74' high.

Signage - 3 signs add a monument sign for a total of 4 free standing signs

They are requesting to be open 24 hours for the gas station, convenience store & Dunkin Donuts looking for 24 hours for the retail unknown store.

P Sheehan left the meeting at 9pm

This project will be done in 2 phases.

Public -for planner

Bill Coleman 58 Schlosser Dr. is concerned with the gas station, the carwash, the retail/office space and the Dunkin Donuts and the traffic it will bring in. He would like to know if there were reports from the fire departments from Rochelle Park or Maywood.

Erica Vojnich 22 Parkway stated that Dunkin Donuts is a fast food establishment according to our ordinance so we shouldn't change the definition it is not a "coffee shop". Mr. Quinn stated that Mr. Lyndon was just stating his opinion.

Mr. C. Olivio Traffic Engineer for the applicant.

4 acre parcel 462' front footage over 300' in the back is commercial
all conditions will be satisfied.

public for engineer - none

Mr. Basralian attorney for the applicant gave a summation of the whole project.

Public - Mr. Coleman 58 Schlosser is concerned with the many uses on the property. He feels there are too many things gas station, a convenience store and Dunkin Donuts is enough.

Diane Verhasselt 40 Forest Place - feels there are too many businesses in the lines will be long and will back up traffic onto the highway.

J.Daubner made a motion seconded by G. Cirello to approve the D1 variance.

motion passed with Chairman Quinn, J. Daubner, N. LiBassi, S. Antista, G. Cirello & A. Abboud all voting yes. M. Trawinski voted no. Motion passed 6-1.

N. LiBassi made a motion seconded by S. Antista to approve the D3 variance with proposed conditions. Motion passed with Chairman Quinn, J. Daubner, N. LiBassi, S. Antista, G. Cirello & A. Abboud all voting yes. M. Trawinski voted no. (6-1)
N. LiBassi made a motion seconded by S. Antista to approve the D6 variance. Motion passed with Mr. Daubner, Mr. LiBassi, Mr. Antista, Mr. Cirello, Mr. Abboud voting yes and Chairman Quinn & Mr. Trawinski voting no. Mr. Trawinski made a motion to deny the C2 variances and site plan. The motion did not pass as Chairman Quinn and Mr. Trawinski voted yes and Mr. Daubner, Mr. LiBassi, Mr. Antista, Mr. Cirello & Mr. Abboud voted no. The motion to deny the C2 variances failed giving approval to the C2 variances and site plan.

Hearing #734

Pacific Outdoor Advertising, LLC

Block 110.01 Lot 2 Rochelle Park

Looking to erect and operate an industry standard single pole, double face, off premises outdoor advertising sign. One sign face is proposed to be static the other digital.

Mr. R. Jenkins, Jr. Esq is the attorney for the applicant. The application was deemed complete by Mr. Modello.

Mr. Joe Jacobs President of Pacific Outdoor Advertising LLC was sworn in to testify. Mr. Jacobs has obtained a permit from NJDOT. They are looking to erect an 85' 2 faced billboard one face will be static one face will be digital. Mr. Jacobs said he works with the municipalities where his signs are to help in emergency situations. He has posted amber alerts, and emergency alerts for towns. According to Mr. Jacobs he makes a commitment to the municipality in emergency cases the emergency would take preference over a paid client.

S. DenBleyker arrived at 10:45 pm.

Public - Frank Macchione 141 Central wants to know where exactly is the pole is going? West side of the highway just south of Central Ave.

Tony Seymour 39 Marinus St. Do we have any studies of traffic reports for safety?

Mr. Jacobs stated NJDOT would not issue a permit if there was a safety issue.

Mr. Kazimir 114 Rochelle Ave. the sign is lighted is it dimmable? It is automatic for dim lighting.

R. Freud Professional Engineer was sworn in.
He showed us exhibit A11
An aerial photo.

Hearing will be continued to next month due to the time.

Mr. Antista made a motion to adjourn seconded by Mr. LiBassi. Motion passed
with all members voting yes. Meeting adjourned at 11:18PM.
Next meeting May 3, 2018 at 7:30PM.

Respectfully Submitted,

Annemarie Wells, Secretary