

**ROCHELLE PARK  
ZONING BOARD OF ADJUSTMENT**

January 25, 2018

Zoning Board of Adjustment  
Rochelle Park, NJ 07662

All Members:

The regular meeting of the Zoning Board of Adjustment will be held on Thursday, February 1, 2018 at 7:30 P.M. in the Municipal Complex, 151 West Passaic Street.

Approve minutes of the reorganization and regular meeting of January 11, 2018.

Bills to be paid:	Anthony Gallina for January meeting	\$175.00
	Simoff Engineering Assoc.	\$647.50
	Job & Job for 25v. Crescent Street	\$487.50
	Job & Job for Ani Holdings & 174 Route 17 North	\$2728.13

Old business:

**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.

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**3. Hearing #727**

**Heidi Mullen**

**25 Crescent Street**

**Rochelle Park**

Seeking a use variance to erect two single family homes on her lot at 25 Crescent Street.

**4. Hearing #732**

**Joseph Pezzillo & Michele Jacob**

**91 Chestnut Street**

**Rochelle Park**

Seeking a variance to erect an addition exceeding lot coverage.

**5. Hearing #731**

**174 & 178 Route 17 North**

**Ani Holdings, LLC and PC Warehouse**

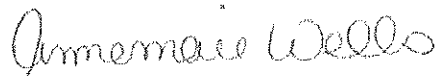
**Investment, Inc.**

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 and car wash Page 2 facility. Proposes to renovate the existing retail facility in order to construct a self-storage/retail facility.

174 Route 17 North is the location of PC Warehouse. Cross access and parking between all lots covered in this application.

Continued hearing.

Yours truly,



Annemarie Wells,  
Secretary