

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

151 West Passaic Street
Rochelle Park, NJ 07662

Minutes of the March 1, 2018 regular meeting

Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:32 PM.

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

P. Sheehan made a motion seconded by M. Trawinski to approve the minutes of the February 1, 2018 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:

North Jersey Media Group (Mtg. dates)	\$42.33
NJ Planning Officials (Training A. Abboud)	\$85.00
Job & Job (216 RT. 17 North)	\$1331.25

Motion passed with all members present voting in the affirmative.

Old business:

**Hearing #725 Park 433 Supply, Inc
433 Rochelle Avenue**

Mr. Mondello advised Mr. Francis, Esq. attorney for the applicant that Mr. Simoff is not present would the applicant want to adjourn to the April meeting so Mr. Simoff could be present. Mr. Francis denied the request and said this case has been going on long enough and he wanted to continue it. Mr. Patrick McClellan, engineering expert discussed the revised plans 12/18/17 (exhibit A39). It shows the elimination of one fuel pump from 4 to 3. Job & Job submitted a letter of items that needed to be addressed. Ballards are being added, point by point lighting is being added as well as 1 trash enclosure. Mr. McClellan feels if they can meet with Mr. Job all comments would be satisfied. Conditions that were discussed with the Board were boundary, fuel delivery times, hours of operation, restrictions of entering, exiting, no left turn etc., and no items for sale on the

island by the pumps. It is a D3 variance permitted use with conditions. The applicant would also have to comply with all conditions as per the county. Open to the public – no comments from the public.

N. LiBassi made a motion seconded by P. Sheehan to approve. Motion did not pass. N. LiBassi & P. Sheehan voted in the affirmative. Chairman J. Quinn, M. Trawinski, S. Antista, G. Cirello voting no. S. DenBleyker recused himself. A. Abboud did not vote as became a board member in January after the case had been started.

Hearing #727

Heidi Mullen

25 Crescent Street – adjourned to April 5, 2018 at the request of the applicant's attorney.

Hearing #732

Joseph Pezzillo & Michele Jacob

91 Chestnut Street

Seeking a variance to erect an addition exceeding lot coverage.

The application was deemed complete by Mr. Mondello.

M. Trawinski recused himself.

Joseph Pezzillo was sworn in and gave testimony why they are looking to put a 2 story addition on. Adding a bedroom on the second floor and a bathroom on the first floor. Michele Jacob was sworn in.

Public – none

P. Sheehan made a motion to approve seconded by S. DenBleyker. Motion passed Chairman Quinn, S. DenBleyker, N. LiBassi, S. Antista, P. Sheehan, G. Cirello, & A. Abboud all voted yes. M. Trawinski recused himself.

Hearing #731

Ani Holdings, LLC & PC Warehouse

174 & 178 Route 17 North

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 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; Mr. Basralian, attorney for the applicant introduced Mr. Kliesch, architect. Mr. Kliesch was sworn in and gave testimony. He went over the plans the layouts of the buildings and the signage. Public – none

Mr. Seckler was sworn in as an engineering and traffic expert. He went over the parking and the cross access of both lots. There are 117 proposed parking spots. The Board counted 96 parking spots.

Public – no comment

Chairman Quinn made a motion to hire a traffic expert there was no second.

Chairman Quinn made a motion seconded by P. Sheehan for the Board to hire a landscape architect. Motion did not pass. Chairman Quinn and P. Sheehan voted yes. S. Antista, G. Cirello, S. DenBleyker, N. LiBassi & A. Abboud voted no.

Application will be continued on April 5, 2018.

New business:

Hearing #733

Robert Schroeder

153 Howard Avenue

Seeking to add a second level on a non-conforming lot.

The application was deemed complete by Mr. Mondello, Esq.

Robert Schroeder was sworn in and gave testimony why he needed to expand as his family has outgrown their house. Not changing footprint just expanding upstairs. Currently have 2 bedrooms looking to expand to 4. He has 3 children.

House is currently a ranch. First floor is staying the same.

Public – none

S. Antista made a motion to approve seconded by M. Trawinski motion passed all members present voting in the affirmative.

Next meeting April 5, 2018

Meeting adjourned at 10:48PM.

Attest March 1, 2018

Annemarie Wells

Secretary