

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT
151 West Passaic Street
Rochelle Park, NJ 07662**

Minutes of the May 3, 2018 regular meeting

Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:35 PM.

Roll call of the following members: Chairman Jason Quinn, Scott DenBleyker, Sal Antista, Patrick Sheehan, Guy Cirello & Adib Abboud, J. Daubner & Ronald Mondello, Esq. present. Matt Trawinski & Nick LiBassi absent.
Also present John Barree Township Planner & Annemarie Wells, Secretary.

Chairman Quinn led the Pledge of Allegiance.

P. Sheehan made a motion seconded by S. DenBleyker to approve the minutes of the April 5, 2018 regular meeting.

Motion passed with all members present voting in the affirmative.

J. Daubner made a motion seconded by P. Sheehan to pay the bill for Gramco for \$72.70 Motion passed with all members present voting in the affirmative.

7:40 PM member Matt Trawinski arrived.

Hearing #727

25 Crescent Street Block 78 Lot 15 Rochelle Park

Seeking a uses variance to have two (2) single family homes on one (1) lot.

Mr. DenBleyker recused himself as he lives within 200 feet of the applicant. Application was deemed complete. Applicant provided proof of mailings and proof of publication. Thomas DiBiasi, attorney for the applicant. Paul Bauman applicant's planner and Heidi Mullen, property owner. Evidence A1 in certified mail receipts, A2 Return receipts cards, A3 returned envelopes, A4 proof of publication, A5 denial letter from Zoning Officer, A6 Site Plan, A7 certified list of property owners within 200 feet, A8 Tax Map, A9 Survey.

Mr. DiBiasi explained they are looking to be able to have people sleep in the back structure. The Township does not have any certificate of occupancy for the back structure. The property owner is looking to obtain a certificate of occupancy for the back structure. They are not looking to change the structure at all. Mr. DiBiasi

said they are requesting a D1 variance to permit (2) two principal buildings on a single lot in the residential zone. Mr. Bauman was sworn in to give testimony for the applicant. Mr. Bauman handed into evidence A10 a pictorial of front of building and side of the building. A11 7 pictorials of the rear building. A12 floor plans dated January 8, 2018. Mr. Bauman stated all updates to the rear building was done before Ms. Mullen took ownership of the property. There has been 2 structures on this lot for well over 60 years. According to the tax records Ms. Mullen has been paying taxes for 2 primary structures since she bought the property in 2010. A13 in evidence property tax card. Also looking for existing bulk variances rear yard setback for rear building, minimum side yard setback for rear building, front yard setback for front building, maximum lot coverage for both buildings all existing conditions. A14 in evidence proposed parking layout. Board members asked questions of Mr. Bauman.

Public – John Miller 14 Crescent Street feels there needs to be a fire access lane from street to rear building. He also believes the fire department should review the plans.

Scott DenBleyker 15 Crescent Street – did they ever consider making it a condominium?

Heidi Mullen was sworn in. Ms. Mullen stated there will be no structural changes. She is looking to use the rear building for family members and church members when they come to town. She has 3 bedrooms in the front house but they are very small. Her goal is to stay in Rochelle Park. If this application is approved it will help her to stay in town.

Public – none

Janet Higgins sworn in she is the realtor for Ms. Mullen. She just told the board how it would benefit Ms. Mullen to be able to use the rear structure to have her guests sleep there.

Public – none

M. Trawinski made a motion seconded by P. Sheehan to deny D1 use variance. Motion carried.

M. Trawinski, P. Sheehan, G. Cirello, A. Abboud, voting yes. S. Antista, J. Daubner and J. Quinn voting no. S. DenBleyker recused himself. Denied 4-3

Hearing #734

Pacific Outdoor Advertising, LLC continued hearing

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 as this is a continued hearing.

Mr. Jacobs, President of Pacific Outdoor Advertising gave a brief description of the work being proposed. Members of the Board had questions for Mr. Jacobs.

Public – none

Michael Lifschutz, administrator of 96 Parkway sworn in he is in favor of the billboard. Joseph Zisa a resident of 175 Rochelle Ave. was sworn in. He is also in favor. He feels amber alerts are very important. Antonio Trovato, owner of 201 Food Fun Sports 375 W. Passaic St was sworn in. He is in favor of the billboard as well. The board asked questions of the witnesses.

Public – none

Mr. Robert Freud was sworn in as the applicant's engineer. Evidence A11 a digital aerial picture. He gave his testimony. The board asked questions of Mr. Freud.

Public – none

Mr. John McDonough was sworn in as the applicant's planner. He gave his testimony. A12 in evidence 11x17 4 pages of pictures. The Board asked questions of Mr. McDonough.

Public – Nancy Dee 30 Grove Avenue. Wanted to know which way the billboard would be facing. Frank Macchione 141 Central Ave. how will the sign be seen due to the trees. He doesn't want the trees cut down.

S. Antista made a motion to approve a C2 variance for minimum side yard setback J. Daubner seconded it. Motion passed with S. Antista, J. Daubner, J. Quinn, P. Sheehan & S. DenBleyker voting yes. G. Cirello, A. Abboud & M.Trawinski voting no. (5-3) (this variance is secondary need the D1 use variance)

S. Antista made a motion to approve seconded by J. Daubner for a D1 use variance. Motion failed. S. Antista, J. Daubner & J. Quinn voting yes and S. DenBleyker, A. Abboud, G.Cirello, P. Sheehan & M. Trawinski voting no. (3-5)

New Business –
Resolutions

AL -4 Properties – P. Sheehan made a motion to approve seconded by M. Trawinski. Motion passed all members present voting yes.

14 Madison – M. Trawinski made a motion seconded by P. Sheehan to approve. Motion passed all members voting present voting yes.

91 Chestnut St – P. Sheehan made a motion to approve seconded by A. Abboud. Motion passed with P. Sheehan, S. Antista, G. Cirello, S. DenBleyker, A. Abboud, J. Quinn, J. Daubner all voting yes. M. Trawinski recused himself.

153 Howard Ave – P. Sheehan made a motion to approve seconded by S. DenBleyker. Motion passed with all members present voting yes.

Mr. Antista made a motion to adjourn seconded by M. Trawinski. Motion passed with all members present voting yes.

Meeting adjourned at 11:08PM

Next meeting June 7, 2018 at 7:30PM.

Respectfully Submitted,

Annemarie Wells, Secretary