

TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF ADJUSTMENT

151 West Passaic Street
REORGANIZATION MEETING

Minutes of the January 11, 2018 re-organization meeting

Jason Quinn called the reorganization meeting of the Zoning Board of Adjustment to order at 7:36 PM.

Roll call of the following members: Jason Quinn, Scott Den Bleyker, James Daubner, Nicholas LiBassi, Sal Antista, Guy Cirello, Adib Abboud and Anthony Gallina. Absent: Matt Trawinski and Patrick Sheehan.

Adib Abboud and Guy Cirello were sworn in.

CHAIRMAN NOMINATIONS -

N. LiBassi NOMINATED J. Quinn, SECONDED by G. Cirello.

No other nominations. VOTE TAKEN ALL IN FAVOR

VICE CHAIR NOMINATIONS -

S. Antista NOMINATED S. DenBleyker, SECONDED by J. Quinn

No other nominations. VOTE TAKEN ALL IN FAVOR

BOARD SECRETARY -

J. Quinn NOMINATED, Annemarie Wellls, S. DenBleyker SECONDED

No other nominations. VOTE TAKEN ALL IN FAVOR

BOARD ATTORNEY NOMINATIONS -

ANTHONY GALLINA IS WITHDRAWING HIS RESUME DUE TO WORK OBLIGATIONS HE WAS APPOINTED SUPERVISOR OF BERGEN COUNTY COURTS -

Mr. Gallina ASKED US TO TABLE THIS MOTION.

2018 PROPOSED MEETING DATES

1/11/18, 2/1/18, 3/1/18, 4/5/18, 5/3/18, 6/7/18, 7/5/18, 8/2/18, 9/6/18, 10/4/18, 11/1/18, 12/6/18
1/10/19 AFTER TOWNSHIP REORG – S. DenBleyker MADE MOTION TO APPROVE, S. Antista seconded.
ALL IN FAVOR MOTION PASSED

MEETING DATES NEED TO BE POSTED IN THE *BERGEN RECORD* AND THE *OUR TOWN*.

REORGANIZATION MEETING CLOSED AT 7:48PM.

Attest JANUARY 11, 2018, ANNEMARIE WELLS, BOARD SECRETARY

Annemarie Wells

**TOWNSHIP OF ROCHELLE PARK ZONING BOARD OF
ADJUSTMENT
151 West Passaic Street**

Minutes of the January 11, 2018 regular meeting

Chairman Jason Quinn welcomed everyone and called the regular meeting of the Zoning Board of Adjustment to order at 7:50 PM.

Roll call of the following members: Chairman Jason Quinn, Vice-Chairman Scott Den Bleyker, Nick LiBassi, James Dauber, Sal Antista, Guy Cirello, Adib Abboud and Anthony Gallina. Absent: Matt Trawinski and Patrick Sheehan.

S. DenBleyker made a motion seconded by S. Antista to approve the minutes of the December 7, 2017 minutes.

Motion passed with all members present voting in the affirmative.

S. Antista made a motion seconded by G. Cirello to pay the following bills:

Anthony Gallina for December meeting	\$175.00
Anthony Gallina for Allesso Holding Co.	\$1200.00
Job & Job for 433 Rochelle Ave.	\$801.38
Job & Job for AL-4 properties	\$889.88
Job & Job for 433 Rochelle Ave.	\$908.63

Motion passed with all members present voting in the affirmative.

Old business:

New business: 2018 approved meeting Calendar

January 11, 2018 (After Township re-organizes)	
February 1, 2018	July 5, 2018
March 1, 2018	August 2, 2018
April 5, 2018	September 6, 2018
May 3, 2018	October 4, 2018
June 7, 2018	November 1, 2018
	December 6, 2018
January 10, 2019 (After Township re-organizes)	

1. 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.

Dennis France appeared for applicant. There were not enough members present eligible to vote on this application. He asked that this be adjourned to the February 1, 2018 meeting.

2. Hearing #730

AL-4 Properties Corp.

70 West Passaic Street

Rochelle Park

Seeking variances for maximum height, expansion of a non-conforming use and minimum parking spaces.

COUNSEL ASKED TO BE ABLE TO RECAP BEFORE OPENING UP TO THE PUBLIC. 2 TABLES WERE PREPARED BY MR. KLEIN A18 IN EVIDENCE TRIP GENERATION COMPARISON SUMMARY, A19 PARKING GENERATION COMPARISON SUMMARY, A20 VALET PARKING EXHIBIT. A21 PARKING LOT AGREEMENT BETWEEN AL-4 AND 60 W PASSAIC LLC,

JOSEPH GOLDEN ENGINEER & EXPERT IN FLOOD PLAIN MANAGEMENT
RUMBA CUBANA - WENT OVER REVISED PLANS AND SUGGESTIONS FROM JOB&JOB

OPEN TO PUBLIC NO COMMENTS

LEE D KLEIN - PROFESSIONAL ENGINEER AND PROFESSIONAL TRAFFIC ENGINEER

2 TABLES WERE PREPARED BY MR. KLEIN A18 IN EVIDENCE TRIP GENERATION COMPARISON SUMMARY, A19 PARKING GENERATION COMPARISON SUMMARY, A20 VALET PARKING EXHIBIT. A21 PARKING LOT AGREEMENT BETWEEN AL-4 AND 60 W PASSAIC LLC.

Page 3

S. DenBleyker WANTED TO KNOW IF THE ENGINEER OR ZONING OFFICER HAS SEEN THE PLAN AND REVIEWED IT.

MR. JOHN BARREE FEELS IT IS ALL ABOUT MANAGEMENT -

MR. ABOUD SUGGESTED MAKE IT ALL VALET PARKING

S. DenBleyker QUESTIONED THE SIZE OF THE SPACES. IS THERE ENOUGH ROOM?, WIDTH ?, ETC.

J. Quinn ASKED JOHN BARREE WHAT IS THE NUMBER OF SPACES REQUIRED - 157 SPACES

THEY HAVE 148 SPACES

OPEN TO PUBLIC FOR PARKING

MR. ED GARFIELD 25 THIEM AVE - HAS ANYONE CONSIDERED STREET PARKING? HE WOULD LIKE TO SEE A RESTAURANT IN TOWN. MR. WILLIAM COLEMAN 58 SCHLOSSER DR OFFSITE PARKING SHOPRITE MADE AN ARRANGEMENT WITH THE PLAZA TO HAVE THEIR EMPLOYEES PARK ON THEIR LOT. DEFICIENT BY 9. BILL REMINDED THE BOARD WE HAVE BEEN LENIENT IN THE PAST TO HELP BUSINESSES IN TOWN.

PLANNER - CHARLES HEYDT NJ LICENSED PLANNER NOV 17 A12 EVIDENCE - JOHN BARREE FELT MR. HEYDT GAVE A THOROUGH EXPLANATION OPEN TO PUBLIC FOR PLANNER NO COMMENTS

TRAFFIC ENGINEER BACK UP - UPDATE THERE ARE 181 SPACES N. LiBassi SUGGESTED MORE HANDICAPPED SPACES THERE CURRENTLY ONLY 2

MOTION— J. Quinn MADE MOTION SECONDED BY S. DenBleyker TO HAVE TOWNSHIP ENGINEER REVIEW VALET PARKING.

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

REOPEN CASE -

JOHN FUDA, VALET KING CHIEF OPERATING OFFICER, WAS SWORN IN. -
HOW MANY VALET ATTENDANTS 7-8; 1 ATTENDANT TO 30 CARS - MR.
FUDA FEELS THEIR IS A LOT OF ROOM FOR THE VALET PARKING

OPEN TO PUBLIC - NO COMMENT

OPEN TO PUBLIC GENERAL APPLICATION - MR COLEMAN SAID INITAL HYPE
WHEN OPENING IS PHENOMENAL AFTER TIME IT GOES TO STEADY
CUSTOMERS. I HOPE THE BOARD FAVORS THE APPLCATION. SITE HAS BEEN
SITTING VACANT FOR TOO LONG.

NO OTHER COMMENTS

NEEDS 5 VOTES TO APPROVE. N. LIBASSI MADE A MOTION SECONDED BY J.
QUINN TO APPROVE A D2 USE VARIANCE FOR EXPANSION OF A NON-
COMFORMING USE.

Motion passed with all members present voting in the affirmative.

S. ANTISTA MADE A MOTION SECONDED BY J. QUINN TO APPROVE A D-6
BUILDING HEIGHT VARIANCE.

Page5

Motion passed with all members present voting in the affirmative.

FIVE BULK VARIANCES REQUIRED; SETBACKS AND PARKING BUFFER

S. DENBLEYKER MADE A MOTION TO APPROVE ALL, SECONDED BY S. ANTISTA.

Motion passed with all members present voting in the affirmative.

N. LIBASSI MADE A MOTION SECONDED BY J. DAUBNER TO APPROVE SITE PLAN DESIGN WAIVERS.

Motion passed with all members present voting in the affirmative.

3. HEARING #729

200 ROUTE 17 LLC

MIDLAND STREET BLOCK 8 LOT 1.01

**SEEKING A USE AND HEIGHT VARIANCE FOR A SELF STORAGE FACILITY
CONTINUED HEARING.**

**MARKED IN EVIDENCE A20 CERTIFIED MAIL GREEN CARDS, A21 NINE
RETURNED ENVELOPES UNCLAIMED, A22 A PROOF OF PUBLICATION IN *THE
RECORD* 12/30/17, A23 AMMENDED NOTICE**

**COUNSEL FOR APPLICANT LOOKING FOR D VARIANCES ONLY (HEIGHT& USE
& PARKING). IF APPROVED WILL THEN SEEK C VARIANCES**

**AS PER J. QUINN. T HE BOARD WILL DECIDE IF THE APPLICANT NEEDS TO
DO ALL VARIANCES AT ONCE OR IF THEY CAN DO "D" VARIANCE FIRST.**

**MR. TORRE HAS A LETTER HE WANTS TO READ REGARDING BIFICATION.
MR. TORRE IS AGAINST IT**

**MR. TORRE HAS A LETTER FOR THE BOARD. MARKED OBJECTOR T-1 IN
EVIDENCE.**

Page 6

A20 CERTIFIED MAIL GREEN CARDS, A21 NINE RETURNED ENVELOPES UNCLAIMED, A22 A PROOF OF PUBLICATION IN *THE RECORD* 12/30/17, A23 AMMENDED NOTICE

COUNSEL FOR APPLICANT LOOKING FOR D VARIANCES ONLY (HEIGHT& USE & PARKING) IF APPROVED WILL THEN SEEK C VARIANCES

AS PER J. QUINN THE BOARD WILL DECIDE IF THE APPLICANT NEEDS TO DO ALL VARIANCES AT ONCE OR IF THEY CAN DO "D" VARIANCES FIRST.

MR. TORRE HAS A LETTER HE WANTS TO READ REGARDING BIFICATION. MR. TORRE IS AGAINST IT

MR. TORRE HAS A LETTER FOR THE BOARD. OBJECTOR T-1 IN EVIDENCE.

N. LIBASSICK MADE A MOTION SECONDED BT S. DENBLEYKER TO DENY BIFICATION.

Motion passed with all members present voting in the affirmative.

MUST BE RESUBMITTED WITH FULL SITE PLAN AND ALL VARIANCES. CASE ADJORNED. MUST RESUBMIT A TOTAL NEW APPLICATION.

4. HEARING #731 174 & 178 ROUTE 17 NORTH ANI HOLDINGS, LLC & PC WAREHOUSE INVESTMENT, INC.

178 ROUTE 17 NORTH IS SEEKING TO DEMOLISH THE EXISTING GASOLINE PUMPS, CANOPY AND CONVIENCE STORE TO CONSTRUCT 8 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.

JOSEPH BASRALIAN, ATTORNEY, APPEARED FOR APPLICANT.

MR. GALLINA MARKED A-1 IN EVIDENCE CERTIFIED MAIL RECEIPTS, A-2 PROOF OF PUBLICATION IN *THE RECORD* 12/31/17, A-3 CERTIFIED LIST OF

Page 7

PROPERTY OWNERS WITHIN 200' 11/28/17 ROCHELLE PARK, A-4 CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200' IN MAYWOOD DATED 12/6/17, A-5 AFFIDAVIT OF SERVICE. COUNSEL ASKED TO BE AA1-AA5 AS HE HAS MARKED ALL HIS EXHIBITS ALREADY. HE DESCRIBED WHAT THEY ARE PLANNING TO DO.

ENGINEER MATTHEW SECKLER, NJ LICENSED ENGINEER, STONEFIELD ENGINEERING RUTHERFORD, NJ. ALSO CERTIFIED TRAFFIC ENGINEER. A-24 AERIAL EXHIBIT WAS DESCRIBED. 85 TREES TO BE ADDED TO SITE.

OPEN TO PUBLIC

WILLIAM COLEMAN ORDINANCE 185-103 WANTS TO KNOW IF THEY WILL BE SEPARATE BUILDINGS VARIANCES FOR EACH BUILDING AS PER COUNSEL. JOHN BARREE, TOWNSHIP PLANNER, ADDRESSED HIS QUESTIONS. ONE BUILDING MULTI USES (PC WAREHOUSE).

NEXT MEETING 2/1/18 7:30PM.

Meeting adjourned at 11:22 PM.

Attest January 11, 2018



Annemarie Wells
Secretary