

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

**151 West Passaic Street  
Minutes of the February 2, 2017 regular meeting**

Chairman Jason Quinn called the regular meeting of the Zoning Board of Adjustment to order at 7:33 PM.

**Roll call of the following members: Chairman Jason Quinn, Vice-Chairman Scott Den Bleyker, Matt Trawinski, Nicholas LiBassi, Sal Antista, Guy Cirello, Patricia Conti and Anthony Gallina. Absent: Patrick Sheehan & James Daubner.**

N. LiBassi made a motion seconded by S. Antista to approve the minutes of the January 5, 2017 re-organization meeting.

Motion passed with all members present voting in the affirmative.

M. Trawinski made a motion seconded by N. LiBassi to approve the minutes of the January 5, 2017 regular meeting.

Motion passed with all members present voting in the affirmative.

S. Den Bleyker made a motion seconded by M. Trawinski pay the following bills:

Anthony Gallina for January meeting	\$175.00
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Motion passed with all members present voting in the affirmative.

Old business: none.

New business:

- 1. Hearing #716**  
**Robert Padula**  
**196 West Prospect Street**  
**Waldwick, NJ 07463**  
**59A Chestnut Street, Rochelle Park**  
Seeking a lot coverage variance for new construction

Robert Padula sworn in. Marked in evidence: A-1 certified mail receipts, A-2 order confirmation received from *The Record* 1/19/17, A-3 form of notice sent to property owners within 200', A-4 letter of denial 12/22/16 from Mr. Melfi regarding lot coverage, A-5 set of site plans prepared by MBA Architects dated 12/14/16 consisting of 10 sheets, A-6 certified list of property owners within 200' dated 12/9/16, A-7 survey of property

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dated 2007, A-7 copy of tax map of subject property. Plans have enough parking spaces. 332 sq ft over allowed lot coverage.

The Board members questioned Mr. Padula about the need for excess lot coverage. He explained that the house was for his son who would raise a family there and he wanted his son to have enough room.

Meeting opened to the public.

Betty Galvin, 62 Chestnut St. asked about the subdivision. Will it affect the sewer system? Asked if there is any way residents can be reimbursed if there is damage to their homes.

Dave Kingma, 92 Madison Ave. commented on the numbers and the subdivision.

J. Quinn made a motion seconded by M. Trawinski to deny this application. Yes vote is to deny:

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

Meeting adjourned at 8:20 PM.

Attest February 2, 2017

Katherine Baccala,  
Secretary