

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

**151 West Passaic Street
Minutes of the April 6, 2017 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, Guy Cirello, Patrick Sheehan, James Daubner and Anthony Gallina. Absent: Nicholas LiBassi and Sal Antista.

P. Sheehan made a motion seconded by M. Trawinski to approve the minutes of the March 2, 2017 regular meeting.

Motion passed with all members present voting in the affirmative.

P. Sheehan made a motion seconded by G. Cirello pay the following bills:

Anthony Gallina for March meeting	\$175.00
Anthony Gallina for Padula resolution	\$250.00
Anthony Gallina for Park Ave. BMW	\$1500.00
Job & Job for Glass Gardens	\$660.00

Motion passed with all members present voting in the affirmative.

Old business: Signed Deed of Sub Division for Park Ave. BMW

New business:

1. Hearing #717

Robert Padula

196 West Prospect Street

Waldwick, NJ 07463

59A Chestnut Street, Rochelle Park

Seeking a lot coverage variance for new construction. Formal resolution of denial.

S. Den Bleyker made a motion seconded by J. Daubner to approve the resolution denying the variance.

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

2. Hearing #718

Glass Gardens, Inc.

Block 96, Lots 1-11

Block 99, Lots 1, 2.01, 2.02, 3.01 and 3.02

Block 100. Lot 1

Rochelle Park, NJ

Applying for site plan approval for an expansion of the building over existing ramp, widen drive aisle and traffic control signage.

Sims Associates is the owner of the property. James Delia, Esq. appeared for applicant. Shop Rite needed to expand the produce section. A-1 certified mail receipts, A-2 green cards, A-3 copy of notice published in *The Record* 3/23/17, A-4 affidavit sworn 3/23/17, A-5 form of notice to property owners within 200', A-6 certified list of property owners within 200', A-7 copy of lease agreement with Sims Associates dated 3/17/2000, A-8 plan proposed addition and alteration by Donald Turner AIA 3 sheets dated 2/6/17, A-9 site layout plan by Lapatka Assoc. 3 sheets dated 1/17/17 no revisions.

Irv Glass, owner, was sworn in. He testified that the produce section is tight and congested. It is 1100 square feet.

No questions from public.

Daniel Lamothe, Lapatka Assoc. was sworn in and was accepted as an expert witness in the field of engineering. A-10 colorized version of sheet 1 previously marked A-9. Would require more parking spaces (6) but are not able to supply them.

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B-1 marked as evidence Mr. Job’s letter dated 3/16/17.

Donald Turner, Architect and professional planner, was accepted as an expert witness. Building will look very similar. All signage will remain the same. Expansion will be ADA compliant. It will not be in a part of the building in the residential zone.

No questions from public.

B-2 marked in evidence Township Planner's report dated 3/27/17. Expansion requires D-1 use variance. Property will continue to have 416 parking spaces. Applicant needs a bulk variance because they are not adding the 6 spaces required.

S. Den Bleyker made a motion seconded by P. Sheehan to approve a D-1 use variance.

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

P. Sheehan made a motion seconded by M. Trawinski to approve a Bulk C-2 variance to allow 413 parking spaces.

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

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P. Sheehan made a motion seconded by J. Quinn to approve preliminary and final site plan approval.

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

Meeting adjourned at 8:35 PM.

Attest April 6, 2017

Katherine Baccala
Secretary