

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

Minutes of the June 1, 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, Nicholas LiBassi, Sal Antista, Patricia Conti (arrived 7:38 PM) and Anthony Gallina.

P. Sheehan made a motion seconded by S. Den Bleyker to approve the minutes of the May 4, 2017 regular meeting.

Motion passed with all members present voting in the affirmative.

S. Antista made a motion seconded by P. Sheehan pay the following bills:

Anthony Gallina for May meeting	\$175.00
Anthony Gallina for Bergen Landscaping Resolution	\$500.00
Job & Job for Somjoan LLC Park Ave. Acura	\$1168.13

Motion passed with all members present voting in the affirmative.

Old business: None

New Business:

**1. Hearing #721
Bergen Landscaping, Inc.**

131 Rochelle Avenue

Seeking a variance to erect a free-standing sign that exceeds the allowances set by Article XX Section 185-134. Formal resolution to approve.

P. Sheehan made a motion seconded by Guy Cirello to approve the resolution as presented.

Motion passed with all members present voting in the affirmative.

2. Hearing #719
Somjoan, LLC Park Avenue Acura

CORRECTED ADDRESS IS: 171 ROUTE 17 SOUTH, 76 LINCOLN DRIVE, 80 LINCOLN DRIVE

Seeking bulk and use variances for demolition of residential structures to expand parking lot, addition to dealership structure under existing canopy. Formal resolution to approve.

P. Sheehan made a motion seconded by M. Trawinski to approve the resolution as presented.

Motion passed with all members present voting in the affirmative.

3. Hearing #720
Alesso Holding Company & Rochelle Park LLC

160 & 156 Route 17 North

Block 34, Lot 1 and Block 33, Lot 1.01

Seeking to demolish existing Burger King and construct a new commercial building.

Peter Scandariato appeared for applicant. A-1 affidavit of service, A-2 certified list or property owners within 200' dated 5/17/17 in Rochelle Park, A-3 another certified list of property owners dated 5/17/17, A-4 list of owners within 200' in Maywood dated 3/3/17, A-5 form of notice to property owners within 200', A-6 certified mail receipts, A-7 copy of published notice in *Bergen Record* dated 5/21/17, A-8 proof of publication in *Bergen Record* dated 5/21/17, A-9 letter of denial 3/21/17 from zoning officer, A-10 site plan by Boswell Engineering dated 1/2017 last revised 5/17/17 consisting of 8 sheets, A-11 another plan Alesso proposed building and elevation dated 1/30/15 no revisions 3 sheets, A-12 elevation of proposed sign 1 page.

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B-1 dated 4/6/17 from Job & Job, B-2 report of planner dated 4/3/17, B-3 second report from planner dated 5/25/17. Application complete. 120 days starts.

Robert E. Gleeman representing PC Warehouse asked if we finalize agreement as it is mainly about sign. Expect that it will not be necessary to cross examine witnesses. Hearing will remain open.

They are requesting D and bulk variances.

Jeffrey Morris, Boswell Engineering, expert in engineering accepted. A-13 colored rendition of sheet 3 of site plan on board. Existing Burger King to be demolished. 7996 square feet building to be built. 3 lights to be moved. No modification of ingress and egress. Some islands will be removed to get more parking. Some minor changes during construction. 231 spaces required including Longhorn. Bulk variances (B-2 from planner) Starbucks drive through depth 345', minimum buffer front yard 16' vs. 20, lot coverage variance, parking variance. ADA spaces required yes. Sign variance required. A-14 board sheet 8 of site plan. Screening of trash area will comply. There is a dumpster. Added 60' bypass so vehicles can get around. Has conferred with Mr. Job about recommendations he made. Thinks 25% to 30% increase in traffic on Woodland and Hergesell. Five variances needed - D-1 minimum lot depth, minimum side yard, minimum buffer front, all bulk, lot coverage, 30 parking spaces variance. Variance for fence. Will comply with all ADA requirements. Easements with tile company with same owner. Two variances for sign.

Open to public for questions.

David Kingma, 92 Madison Ave., asked if billboard was part of block. Yes.

Mr. John Barree, represents township planner. Asked if there will be signage to alert drivers about trucks picking up garbage. Drive through will be marked.

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Bruce Fish, Signal Sign Co. was sworn in. A-15 existing and proposed sign. Not as high as existing but more square feet. Lighting LED. Same construction. 465 square feet. Over 10 square feet which is what is allowed.

Open to public for questions. None.

John Montoro, Montoro Group, qualified as expert in field of architecture. A-16 colored rendering of sheet one. Variance for square footage of signs on building. Described façade for exterior as planned. Seating only in Starbucks and cafe. Board suggested stations to protect front of stores. Questioned if the outdoor seating on plans requires a variance. Hours Starbucks open?

Open to public for questions. None.

Joseph Burgess, professional planner, expert in field of land use and development. A-17 aerial view of site. D-1 use variance (2 uses on same site) and bulk variances. C-1 (northerly side yard variance) and C-2 hardship variances.

Open to public for questions. None.

Will carry to July 6, 2017 meeting.

Meeting adjourned at 9:35 PM.

Attest June 1, 2017

Katherine Baccala, Secretary