



TOWNSHIP OF ROCHELLE PARK

151 WEST PASSAIC STREET, ROCHELLE PARK, NJ 07662 TEL (201) 587-7730 FAX (201) 587-7755

ADMINISTRATOR

Joseph Manzella

TOWNSHIP CLERK

Virginia De Maria

TOWNSHIP COMMITTEE

Joseph Scarpa - Mayor

Robert Cannici

Richard LoCascio

Wilbur Lotz

Phyllis Strohmeier

ZONING BOAR OF ADJUSTMENT

Minutes of the October 17, 2000 Meeting

The meeting was called to order at 8:10 P.M. by Chairman James Rendine. The following members were present: Nancy Croot, Randolph Zeberl, James Olden, Patrick Sheehan, William Coleman, Attorney John Langan. Absent Vice-chairman Kenneth Kovalcik, William O'Brien, Sal Sottosanti.

Motion made by J. Olden seconded by R. Zeberl to have five board members attend the educational meeting of Northern area planning officials. On roll call vote all members voted aye.

Board attorney John Langan brought members up to date on hearings now before the board.

Route 17 Center (car wash) has new attorney and will be heard at November meeting.

Dennis Oury attorney for Metro Lounge was instructed to provide financial documentation about their present operation. Special hearing November 21, 2000.

Shop Rite still conferring with county and state.

South City Grill will asked to provide escrow money for township engineers voucher.

Meeting adjourned at 8:25 P.M. on motion by W. Coleman seconded by Patrick Sheehan.

Respectfully submitted

James Olden
Secretary



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October 9, 2000

Zoning Board of Adjustment
Rochelle Park, N. J. 07662

All Members:

The next regular meeting of the zoning board will be held on Tuesday, October 17, 2000 at 8:00 P.M. in the new town complex 161 Passaic St.

The following public hearings are scheduled for this meeting.

Brian Cronin 53 Rochelle Ave. Continued from September.
Variance to erect office over garage.

Arnold Schawb 156 West Passaic St.
Variance to make rear lot were house was removed into parking space for business. Use variance.

Metro Lounge Ramada Lounge West Passaic St.
Continued hearing

Route 17 Center Car wash and Lube business
Continued hearing

Shop Rite Glass Gardens West Passaic St.
Continued hearing Expansion of store.

Order of hearings will be determined at meeting.

Yours truly,

James Olden
Secretary

Also

Sprint Spectrum Storage warehouse Route 17 North
Erect antenna on roof as per plans submitted.



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ZONING BOARD OF ADJUSTMENT

Public Hearing # 5000

October 17, 2000

The public hearing was called to order at 8:00 P.M. by Chairman Janes Rendine. The following members were present, Nancy Croot, Randolph Zeberl, James Olden, Patrick Sheehan, William Coleman. Attorney John Langan Jr.. Absent Vice-chairman Kenneth Kovalcik, William O'Brien, Sal Sottosanti.

The application of Arnold Schwab 156 West Passaic St. was read to the board. He seeks a use variance to establish a parking lot at the rear of his business.

All forms required by the Rochelle Park Zoning Board were in order. Evidence of notice to property owners within 200 feet was given to the board, notice of publication also presented. Two hundred dollar fee submitted. Application was marked A1, notice to residents A2, newspaper add A3, site plan A4.

The applicant was sworn and told the board that for forty years he had rented to tenants the house at the back of his business. The house has been flooded twice. The last time it was destroyed beyond repair and he had it torn down. He has been in business for fifty years at the corner of Lakeview ave..

His business a window business and key shop, they total about 3000 sq. ft. under the new zoning code more spaces are required than the four spaces that he has now. It would not be feasible to build a new house as he would have to comply with state environmental regulations because of the brook at the side of the property. The total cost would be too much. He does not intend to rent spaces in the parking lot. He also expects Passaic St. to be widened and he would lose spaces at front probably two.

The residents at 27, 30 16, 22 Lakeview Ave. about increased traffic, aesthetic look of the property, noise, and decline in property values, it does not enhance the public good.

Mr. Schwab said that he would provide a buffer zone which would be landscaped with shrubs to conceal car lights from the houses. He would have no objection if residents parked in the lot when they had visitors who needed extra space to park at night.. Lot across the street cannot be used for legal parking.



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ZONING BOARD OF ADJUSTMENT

Public Hearing #500

October 17, 2000

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The new parking would make the building conform to the new April 2000 Zoning code. At present it is legal non-conforming.

The hearing will be continued on November 21, 2000 with the record still open.

Meeting adjourned at 10 P.M. on motion by J. Olden.

Respectfully submitted,

James Olden
Secretary



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November 3, 2000

Zoning Board of Adjustment
Rochelle Park, N.J. 07662

All Members:

The next regular meeting of the Zoning Board will be held on
November 21, 2000 at 6:00 P.M. at the Municipal Complex 161 West Passaic St.

The following hearings are scheduled for this meeting.

Metro Lounge Ramada Inn West Passaic Street a continued hearing.
Six to eight P.M..

Arnold Schawb West Passaic St. a continued hearing.

Sprint Spectrum 168 Rt. 17 North
Instal antennas on roof of Public Storage building Rt. 17 North.

Rochelle 17 Center Inc..
Automatic car wash.

Yours truly,

James Olden
Secretary



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ZONING BOARD OF ADJUSTMENT Minutes of the November 21, 2000 meeting

Meeting was called to order at 8:05 P.M. by Chairman James Rendine. The following members were present: Nancy Croot, James Olden, Patrick Sheehan, Randolph Zeberl, Vice-chairman Kenneth Kovalcik, William Coleman, William O'Brien, board attorney John Langan Jr. Absent Sal Sottosanti.

Secretary announced that this meeting was duly posted and published per Chapter 231, Laws of New Jersey 1975.

Motion made by P. Sheehan seconded by W. O'Brien to accept the minutes of the September meeting. On roll call vote all members voted aye.

Motion made by J. Olden to pay voucher for transcribing machine to make tapes for members as the tape speed in meeting room is different than home tape players seconded by n. Croot. On roll call vote all members voted aye.

A letter was read to the board from attorney Brian Chewcaskie for Rt. 17 Center (car wash) withdrawing the variance application.

Mr. Farouk presented new plans for hotel that he wants to erect on the same site. He would make a formal application and would like to be placed on the November agenda. His application would be started if all forms required were submitted to the board.

Board members unanimously recommended that Nancy Croot and James Olden be appointed to new terms.

Meeting adjourned at 8:20 P.M. on motion by J. Olden

Respectfully submitted,

James Olden
Secretary



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ZONING BOARD OF ADJUSTMENT

Public Hearing # 500 Continued

November 21, 2000

Meeting was called to order at 8:20 P.M. by Chairman James Rendine. The following members were present: Nancy Croot, William O'Brien, James Olden, Patrick Sheehan, Randolph Zeberl, William Coleman, Vice-chairman Kenneth Kovalcik. Absent Sal Sottosanti. Present Board attorney John Langan Jr.

This hearing is continued from the October 19, 2000 meeting. Board member Kenneth Kovalcik certified that he had heard the tape of the previous meeting which makes him eligible to vote on this application.

Mr. Schwab told the board that he wished to continue after being informed by board attorney that he needed five of seven members affirmative votes to grant a use variance.

Mr. Schwab told the board that he had considered all the problems entailed should he wish to build a house on the lot involved and felt it would not be practicable to do so with the environmental conditions the property would have to conform to.

Donald Schepers 30 Lakeview asked the board not to grant any expansion of the parking lot which would be new zoning, a house would be proper for this lot, more traffic will be incurred adding to that generated by the small mall on Passaic St.. The quality of life on the street will be diminished.

Ruby Niemet 27 Lakeview said the best use of the lot would be a house. Houses were rebuilt after the flood, traffic would be increased by the parking lot and would the danger to children.

Archetects plan was again shown to the residents and board members explaine what they are proposing as conditions if variance is approved.



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ZONING BOARD OF ADJUSTMENT

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Public hearing # 500

November 21, 2000

Vice-chairman Kenneth Kovalcik made a motion to grant the use and bulk variance with conditions seconded by Patrick Sheehan.

The property would now be more conforming to township ordinances. The split lots would be combined in one lot, no lights would be placed on the property, erect a six foot stockade fence back to back with any existing fence extending towards Lakeview Ave. to the last parking stall, a five buffer zone with plantings, signs stating all unauthorized vehicles would be towed away, a chain link fence be erected on the property line at the East side from Schwab building to stockade fence at neighbors house, parking at lot would only be for tenants of the stores there and cannot be rented to anyone, All signs are to be approved by township engineer, must comply with any conditions set by county or state authorities. Neighbors may use parking lot at times if needed but they have to ask for permission to do so.

On roll call vote all eligible members voted yes to grant variance with conditions as stated.

Meeting adjourned at 9:00 P.M. on motion by J. Olden.

Respectfully submitted,

James Olden
Secretary



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December 12, 2000

Zoning Board of Adjustment
Rochelle Park, N.J. 07662

All Members

The next regular meeting of the zoning board will be held on
Tuesday December 19, 2000 at 161 Passaic St. (Municipal trailers)
starting at 7:00 P.M..

The following public hearings are on the agenda.

Metro Lounge at Rameda Hotel West Passaic St. Continued

Sprint Cellular Public Storage Continued
Route 17 North

Rochelle Inn
Route 17 South At Marinas Street

Resolution on variance application of Arnold Schwab.

Order of hearings will be determined at meeting.

Yours truly,

James Olden
Secretary



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ZONING BOARD OF ADJUSTMENT

Minutes of the December 19, 2000 meeting

Meeting was called to order at 8:10 P.M. by Chairman James Rendine. The following members were present: Nancy, Croot, James Olden, Patrick Sheehan, Sal Sottosanti, Randolph Zeberl, William Coleman, William O'Brien, Vice-chairman Kenneth Kovalcik, Attorney John Langan.

Secretary announced that this meeting was duly posted and published per Chapter 231, Laws of New Jersey 1973.

Motion made by N. Croot to accept the minutes of the November meeting, seconded by P. Sheehan. On roll call vote all members voted aye to accept minutes.

Motion made by P. Sheehan seconded by R. Zeberl to pay vouchers submitted by board attorney and township engineer from regular township accounts and escrow accounts from applicants.

Board attorney John Langan read the formal resolution on the use variance application of Mr. Arnold Schawb. It was accepted by the board members with minor correction as to fence at East sine.

Meeting adjourned at 8:25 P.M. on motion by J. Olden.

Respectfully submitted,

James Olden
Secretary