

## **TOWNSHIP OF SADDLE BROOK ZONING BOARD OF ADJUSTMENT**

Following are the minutes of the Saddle Brook Zoning Board of Adjustment's regular session, held on Monday, July 11, 2016.

1. At 7:30 p.m., Chairman Ratajczak called the meeting to order.

2. **Salute to the Flag.**

3. **Roll Call:** Ms. Murray, Mr. Rofofsky, Mr. Galbo, Mr. Gatto, Mr. Esposito, Mr. Ratajczak, Mr. Browne and Mr. Schilp - PRESENT      Mr. Mazzer and Mr. Zottarelli – ABSENT  
Also present was Marlene Caride, Board attorney, Rick Brown, Board engineer and Gary Paparozzi, Board planner.

4. Mr. Ratajczak announced that the following applicants, scheduled to be heard tonight, did not provide sufficient notice and must provide new notice to the newspaper and to all on the 200 foot radius search in order to be heard at the August 1, 2016 meeting:

Clinton & Karen Williams, 597 Hickory Avenue, Block 1805, Lot 5  
Laxman Kotadia, 517 Steinway Road, Block 701, Lot 12

5. **APPLICANT #1 – Emanuel & Patrizia Stellaci**

576 Ash Avenue, Block 1707, Lot 16

Emanuel Stellaci was sworn in.

Mr. Stellaci – We want to do an addition to the rear of the house due to our growing family.

Ms. Murray – The survey shows some concrete and a pool, which has been removed.

Mr. Stellaci – Yes.

Mr. Gatto – I don't see a problem with giving a variance for the 10 feet between the house and the accessory structure. The fire department can get back there.

Mr. Gatto made a motion to open the meeting to the public. Ms. Murray seconded the motion.

All in Favor – YES

No public participation.

Mr. Gatto made a motion to close the meeting to the public. Mr. Browne seconded the motion.

All in Favor – YES

Mr. Gatto made a motion to approve the application. Mr. Ratajczak seconded the motion.

VOTE - Ms. Murray, Mr. Rofofsky, Mr. Galbo, Mr. Gatto, Mr. Esposito, Mr. Ratajczak and Mr. Browne - YES

### **APPLICATION APPROVED**

6. **APPLICANT #2 – LaRondine Corp.**

3 Rosol Lane, Block 1701, Lot 12

Gary Zalarick, attorney for the applicant came forward.

Mr. Zalarick – Cressi is the company that operates out of this building.

Robert Cooper, Vice President of Cressi was sworn in.

Mr. Cooper – LaRondine, the owner of the building has the same owners as Cressi.

Cressi is a distribution center of scuba diving equipment. Goods come in on trailers and are stored in the warehouse. They are then shipped by UPS and FedEx. We have increased from 14

to 19 employees because of business growth. We have containers storing items outside. I was not aware that we could not store items there. We have no room in the warehouse. Continued business growth may require the addition of (no more than) 3 employees. In the warehouse, we would put in a racking system. The addition requires a height variance. We will go up to 42 parking spaces and the parking will be more organized. The hours of operation are Monday – Friday 9:00-6:00. There are no retail sales. We receive 2-3 containers per week. One to two trailers leave per day. Many pallets are needed. Currently, the pallets are outside.

Mr. Gatto – If the addition is approved, where will the pallets be stored?

Mr. Cooper – They will be inside the building.

Mr. Schilp – Will you clean up in back along the railroad tracks?

Mr. Cooper – Yes, the old metal will be recycled. There is an image that the company wants us to have and we want to have.

Mr. Paparozzi – Will you have a showroom?

Mr. Cooper – Key customers will come to our facility once per month or once every six weeks.

Mr. Galbo made a motion to open the meeting to the public for questions for Mr. Cooper. Mr. Gatto seconded the motion. All in Favor – YES

Don Rudbart, landlord of 20 Rosol Lane – The chain link fence, on the left side of the building, is probably for fire access. The rear of the building only has access from someone else's property. Also, there seems to be an excessive number of variances requested.

Mr. Gatto made a motion to close the meeting to the public. Mr. Rofofsky seconded the motion. All in Favor - YES

Mark Chisvette, engineer for the applicant, was sworn in.

Mr. Chisvette marked his plan, revised May 20, 2016, Exhibit A-1.

Mr. Chisvette reviewed the existing conditions found on page C.2.

Mr. Chisvette – The proposed addition will attach to the rear of the building. It will be 35 feet high. We are increasing parking from 18 to 42 spaces; 31 spaces on the right side of the building and 9 spaces in the front of the building. The existing drainage goes to two sides. Half drains to a drainage ditch between the subject property and the railroad. The other half goes out the driveway to the gutter. The street detention system doesn't work. There are plants growing out of it. We are proposing all drainage to go east into a detention system, which will discharge to the ditch. This would reduce discharge for the 2 year storm by 50%, the 10 year storm by 25% and the 100 year storm by 20%. There are industrial buildings behind and next to this property. The size of the addition was determined by the rack system. The height was driven by the company's storage needs. Also, clearance is needed between the top rack and the sprinklers. To reduce the height of the building, we would lose the entire top row because of the clearance required. Sheet C.3 shows the proposed lighting plan. The fixtures are wall mounted. The east side is between .3 and .5 foot candles near the parking on Rosol Lane there is a loading door. We will add plantings, new curbs along the driveway and we will replace the sidewalk. The walkway to the building will be ADA compliant.

Mr. Gatto – Can you use the left side to create a fire lane to get to the rear of the building?

Mr. Chisvette – Yes.

Mr. Gatto – Is the building sprinkled? Where is the dumpster? Is it sprinkled?

Mr. Zalarick – The applicant will answer.

Mr. Gatto – Will the detention system be open? How big is the pipe?

Mr. Chisvette – It is not open. It is 8 feet.  
Mr. Gatto – Will you clean up the brook?  
Mr. Chisvette – It's not ours.  
Mr. Gatto – If you add water, it will flood back there.  
Mr. Schilp – Once you put a pipe in, you can't drive there.  
Mr. Chisvette – Would you be able to get to the back from the east side?  
Mr. Gatto – You only have 9 feet there.  
Mr. Chisvette – We could reduce the building to provide 15 feet on that (right) side.  
Mr. Browne – A ladder truck needs 12 feet.  
Mr. Rofofsky – There are two loading docks?  
Mr. Chisvette – Yes, because one of the three is not used.  
Mr. Brown – They can bank parking by reserving the space, but not constructing it.  
Ms. Murray – What are you doing with the fencing?  
Mr. Chisvette – Some has been redone. Whatever is in the way will be removed or reset.  
Mr. Paparozzi – The new loading area only has 26 feet to cars, providing no turning radius.  
Mr. Chisvette – The trucks will back in.  
Mr. Paparozzi – The zoning chart shows the rear setback should be 17.3 feet, not 13.7 feet.  
Mr. Chisvette – I'm sorry. It's not updated.  
Mr. Brown – Have you reviewed the engineer's report?  
Mr. Zalarick – The applicant will comply with all items in the reports.  
Mr. Paparozzi – Because of the height and FAR, this is a "D" variance, so 5 votes are needed instead of 4.

Mr. Gatto made a motion to open the meeting to the public for questions for Mr. Chisvette. Mr. Rofofsky seconded the motion. All in Favor – YES  
Don Rudbard – The dead end always floods. Where will the water in the pipe go? What is the town going to do with the property in the back? I'm concerned about traffic.  
Mr. Ratajczak – I remember it always flooded back there. It is what it is.  
Mr. Gatto made a motion to close the meeting to the public. Mr. Rofofsky seconded the motion. All in Favor - YES

Robert Murphy, architect for the applicant was sworn in.  
Mr. Murphy marked his plans, revised May 12, 2016, Exhibit A-2.  
Mr. Murphy showed the exit areas and said they meet code requirements.  
Mr. Murphy – The building is sprinklered. It is a block masonry building with stucco. There is a man door and a garage door from the old building to the new. The new will match the old.  
Mr. Schilp – Is there inside access to the roof?  
Mr. Murphy – Yes.  
Ms. Murray – There is an overhead door?  
Mr. Murphy – It is not used. There are shelves along that wall. That door was previously used for the railroad.  
Mr. Paparozzi – If the building is going to be shortened by 5 feet, everything moves: the office, the steps, the loading dock and then the parking will be reduced.  
Ms. Murray – You still have 3.5 feet. You don't need to move the steps and loading dock.  
Mr. Gatto made a motion to open the meeting to the public for questions for Mr. Murphy. Mr. Esposito seconded the motion. All in Favor – YES  
No public participation.

Mr. Gatto made a motion to close the meeting to the public. Mr. Galbo seconded the motion. All in Favor - YES

Mr. Cooper – I agree to reduce the building to 15 feet on each side. I will comply with everything in the Carroll Engineering report. I will bank the 9 front parking spaces and that area will be cleaned up. I agree to put in a man door in the existing unused overhead door to provide an additional exit.

Ms. Caride – The May 20, 2016 Stormwater Management Report will be marked Exhibit A-3.

Mr. Zalarick – Revised drawings will be submitted.

Mr. Cooper – The recycling dumpster will be located inside and will have a sprinkler head.

Mr. Gatto made a motion to approve the application with the conditions stipulated. Ms. Murray seconded the motion. VOTE: Ms. Murray, Mr. Rofofsky, Mr. Galbo, Mr. Gatto, Mr. Esposito, Mr. Ratajczak and Mr. Browne – YES

## **APPLICATION APPROVED**

### **7. RESOLUTION**

Mr. Gatto made a motion to memorialize the resolution of approval for Malas Builders, 110 Market Street & 15 Bella Vista Avenue, Block 617, Lot 1, 2, 3, 4 & 19. Mr. Rofofsky seconded the motion. VOTE: Ms. Murray, Mr Rofofsky, Mr. Galbo, Mr. Gatto, and Mr. Esposito – YES

### **8. MINUTES**

Mr. Gatto made a motion to approve the minutes of the June 6, 2016 meeting. Mr. Esposito seconded the motion. All in Favor – YES

### **9. COMMUNICATIONS**

Mr. Ratajczak reviewed a memo from Anthony Ambrogio to the Board.

The Board asked for a memo to be sent to Mr. Ambrogio citing the following issues:

#### **LOCATION**

1. Plank Pizza
2. 416 Dewey Ave.
3. 230 North Boulevard
4. 277 Adriana St.
5. 246 North Blvd.
6. 21 Sampson Street
7. 301 Hayes Avenue
8. 225 Fifth Street
9. 150 Skillman Terrace
10. J.A.T.
11. Harley Davidson
12. Carruci's
  
13. 567 N. Midland Ave.

#### **VIOLATION**

- Added 2 new signs
- Tasty Cake bread truck (hasn't been moved)
- Junk cars, trailer/camper in front yard
- Box truck in driveway
- Electrical contractor trucks
- Feral cats and overgrown yard
- Dead tree on front lawn & junk cars in driveway
- Overgrown back yard. Raccoons.
- Junk car and utility truck in driveway
- Garbage and skids
- Trailer
- Storage trailer. Food & animals inside. Need to tear the building down.
- Tractor trailer school and debris (see photos)

Mr. Ratajczak also asked Ms. Kapner to send a memo to Council requesting they adopt an ordinance which provides a Zoning Board application checklist and fee schedule.

**10. VOUCHERS**

Mr. Gatto made a motion to pay the following vouchers, provided funds are available:

Paparozzi Associates, 07/11/16, Malas Builders Corp., \$918.75

Mr. Galbo seconded the motion. All in Favor – YES

**11. OPEN AND CLOSE TO THE PUBLIC**

Mr. Gatto made a motion to open the meeting to the public. All in Favor – YES

No public participation.

Mr. Gatto made a motion to close the meeting to the public. All in Favor – YES

**12. ADJOURN**

Mr. Gatto made a motion to adjourn the meeting. All in Favor – YES

Meeting Adjourned 9:40 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary