

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's regular meeting, held on Tuesday, September 20, 2016.

1. FLAG SALUTE

2. ROLL CALL: Mr. Gierek, Mr. Lynch, Mr. Maniscalco, Councilwoman Mazzer, Mr. Verile, Mayor White, Mr. Mazzone, Mr. Parisi and Mr. LaGuardia – PRESENT Mr. Ambrogio, Mr. Compitello, Mr. Sergio and Mr. Abel - ABSENT Also present were Stephen Pellino, attorney and Richard Brown, engineer.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT: Adequate notice of this meeting has been sent to all members of the Planning Board and to all legal newspapers in Accordance with the Provisions of the OPEN PUBLIC MEETINGS ACT, CHAPTER 231, P.L. 1975.

4. ANNOUNCEMENT

Ms. Kapner – The Board received a letter tonight stating that Mr. Abel has resigned.

5. NEW BUSINESS

Minor Subdivision

Russell Kelley, 9 Woodward Street, Block 613, Lot 2

Carmine Alampi, attorney for the applicant came forward.

Mr. Alampi – Mr. Kelley is a builder in town. He would like to subdivide one lot into two 50' x 100' lots. The existing home on the lot is deteriorating. He wants to demolish it and build two single family homes.

Mr. Pellino stated that the applicant's notice is in order.

Mr. Alampi – The lot coverage requested is about 80 square feet over what is allowed.

Russell Kelley was sworn in.

Mr. Kelley talked about his lifelong history in the Township of Saddle Brook, including volunteering his services for the benefit of the township.

Mr. Kelley – We purchased the property about one year ago. We put two new homes on 50' x 100' lots right behind this property.

Harry Tuvel, engineer for the applicant was sworn in.

GB Engineering plans (1 sheet), dated 04/05/16, revised August 18, 2016, were marked Exhibit A-1.

Mr. Tuvel – This is a minor subdivision. There is an existing dwelling on the northern side; the rest of the 100' x 100' lot is vacant. Our proposal is to create two 50' x 100' lots and build a single family home on each of them. The existing lot has a large concrete pad in the back and no drainage or seepage pits. The site drains toward the south/rear of the property. We propose to capture all roof runoff and install seepage pits.

Thomas Stream's Drainage Calculations Report, dated July 15, 2016, was marked Exhibit A-2.

Mr. Tuvel – The variances requested are for 50' lot width, 5,000 square feet lot area, building coverage 27.6%, accessory coverage 20.84% (the patio and walkway will be pavers). The total lot coverage will be 48.44%. We are proposing new homes, sidewalks, where there are none now and we will remove the

unsightly hedges. We will install sewer laterals and all utilities. We will mill 8' wide pavement in front of the property.

Mr. Lynch – The side yards will be 10' and 10', which will exceed the requirements, which allow you to do 10' and 5'. Will you have a basement?

Mr. Kelley – No.

Mr. Lynch – Will you have sufficient parking for a four bedroom home?

Mr. Kelley – Yes. These are two story, four bedroom bi-level homes, with 2 car garages. There will be 4 parking spaces per house.

Mr. Tubvel – Revised plans will comply with Mr. Brown's report.

Mr. Brown – The street was recently repaved. You should contact Mr. Lemanowicz, township engineer about the milling. The test pit needs to be witnessed by the Planning Board engineer.

Mr. Maniscalco opened the meeting to the public.

Steve Krawczuk, 12 William Street – Will there be sidewalks? Will the road be the same width?

Mr. Tuvel – Yes and yes.

Mr. Krawczuk – Will water runoff into my yard?

Mr. Tuvel – It will be captured in the basin on the subject property.

Mr. Maniscalco closed the meeting to the public.

Mia Petrou, planner for the applicant was sworn in.

Ms. Petrou marked a photo sheet, including aerial pictures and tax map, Exhibit A-3.

Ms. Petrou – Photo A shows the northern portion of the lot. The house is dilapidating. Photo B shows the vacant portion to the rear of the house. Photo C shows the adjacent homes to the south. Photo D shows the houses across the street on Woodward Street. The subject property is on the zone line, between B-1 and R-A. It is next to the bank. It is a permitted use. The variances requested are C-1 and C-2 variances for lot area, lot width, building coverage, accessory coverage and total coverage (48.44%). Of the 33 properties reviewed within a three block radius almost two thirds have a 50' lot width. Only 5 properties have 100 feet. Two of the homes in the area are two family houses. This proposal is consistent with the development pattern in this neighborhood. It looks like something should be there. If the lot remained 100' x 100', a much larger home could be built, which would not be appropriate for this area. McMansions are not wanted per the Township's Master Plan. The coverage restriction is for drainage; however we have proposed a seepage pit. Currently, the front yard setback is deficient.

The proposed houses will meet the setback requirement. There will be no substantial impact on neighboring properties. They will improve the character.

Mr. Pellino – The proper analysis is a C-2.

Ms. Petrou – Yes.

Mr. Pellino – C-1 is for a hardship; C-2 is no substantial detriment to the neighborhood.

Mr. Alampi marked Edward T. Chudzinski, Jr. architectural plans (2 sheets), dated 07/19/16, Exhibit A-4.

Mr. Pellino – It can be marked if the Board is comfortable with no architect present.

Mr. Maniscalco opened the meeting to the public.

Steve Krawczuk, 12 William Street – I'm worried that it will make the next house cheaper and then the next house cheaper. I'm also worried about the run off. The impervious surface is a big problem. 65' x 100' is the law.

Mr. Maniscalco closed the meeting to the public.

Mr. Alampi – Zoning laws can't be static. There has to be flexibility when it's appropriate. The alternative is a larger lot with a larger home. The coverage is over so as not to compromise the layout of the building. We can do subtle grading towards the property rather than away from the property.

Mr. Pellino – This is a minor subdivision. The variances requested are C-2 (soft C); the benefits have to outweigh the detriments. In granting this, you have to be satisfied that you are causing no harm to the neighborhood. The applicant agrees to change the grading and the Planning Board engineer will witness test pits.

Mr. Lynch – Would the applicant be willing to conform to the coverage requirements?

Mr. Kelley – The two car garage makes it difficult to keep the room sizes big enough.

Mr. Lynch – You can overhang the second floor three feet instead of two feet.

Mr. Kelley – I think we can shrink the first floor one foot and overhang the second floor three feet.

Mr. Lynch – To make it conform, it would have to come in three feet.

Mr. Kelley – I would be willing to reduce the building be 80 square feet.

Mr. Lynch – Can we reduce the accessory coverage to eliminate that variance?

Mr. Kelley – I can bring the house forward 18 inches to 2 feet.

Mr. Brown – The paver walkway will be shortened to match the new length of the house. Also, the pavers can be weighted. You may already comply.

Mr. Alampi – We'll move the house forward.

Mr. Pellino – These conditions will eliminate all three coverage variances.

Mr. Alampi – We will shorten the first floor, lengthen the second floor and move the house forward.

Mr. Pellino – Also, the grading will be adjusted and Mr. Brown will observe the seepage test.

Mr. Lynch made a motion to approve the application with the conditions mentioned. Councilwoman Mazzer seconded the motion.

VOTE: Mr. Gierak, Mr. Lynch, Mr. Maniscalco, Councilwoman Mazzer, Mr. Verile, Mayor White, Mr. Mazzone and Mr. Parisi – YES

APPLICATION APPROVED

6. MINUTES

Mr. Parisi made a motion to approve the minutes of the April 19, 2016 meeting. Councilwoman Mazzer seconded the motion.

VOTE: Mr. Maniscalco, Councilwoman Mazzer, Mr. Verile, Mr. Mazzone and Mr. Parisi - YES

7. COMMUNICATIONS

Mr. Lynch made a motion to receive and file the communications. Mr. Verile seconded the motion. All in Favor – YES

8. VOUCHERS

Councilwoman Mazzer made a motion to pay the following vouchers provided funds are available:

- Basile Birchwale & Pellino, LLP, 08/19/16, 2nd Quarter Retainer, \$607.75
- Basile Birchwale & Pellino, LLP, 08/19/16, Caramanna Litigation, \$2,771.25
- Carroll Engineering, 09/04/15, Midland Commons of Saddle Brook, LLC, \$402
- Carroll Engineering, 09/04/15, Caramanna, \$368.50
- Carroll Engineering, 09/06/16, Kelley, \$1,762.50

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

9. OPEN AND CLOSE THE MEETING TO THE PUBLIC

Councilwoman Mazzer made a motion to open the meeting to the public. Mr. Lynch seconded the motion. All in Favor - YES

No public participation.

Councilwoman Mazzer made a motion to close the meeting to the public. Mr. Lynch seconded the motion. All in Favor - YES

10. CLOSED SESSION TO DISCUSS LITIGATION

Mr. Lynch made a motion to go to closed session to discuss litigation. Mr. Gierek seconded the motion. All in Favor – YES

Mr. Maniscalco made a motion to reopen public session. Mr. Lynch seconded the motion. All in Favor - YES

11. ADJOURN

Mr. Lynch made a motion to adjourn the meeting. Councilwoman Mazzer seconded the motion. All in Favor – YES

Meeting adjourned 9:30 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary