

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, September 12, 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. Gatto, Mr. Ratajczak, Mr. Browne and Mr. Schilp - PRESENT Mr. Mazzer, Mr. Galbo, Mr. Esposito and Mr. Zottarelli – ABSENT
Also present were Marlene Caride, Board attorney, Rick Brown, Board engineer and Gary Paporozzi, Board planner.

4. **APPLICANT #1 – 22 Ottawa Avenue, LLC**

32-34 Platt Avenue, Block 604, Lot 19

Mr. Ratajczak announced that the application will not be heard this evening because their notice was deficient. The applicant will have to provide notice to the newspaper and to neighbors to be heard at the next meeting on October 3, 2016.

5. **APPLICANT #2 – Adrianna Guzman**

141 Graham Terrace, Block 1508, Lot 20

Adrianna Guzman was sworn in.

Ms. Guzman – I would like to put a 6 foot high fence from the front of my house around the side for privacy and to keep the garbage out. I will angle it to provide better site distance by the driveway.

Mr. Gatto – I don't have a problem with it.

Ms. Murray – I would like the Board engineer to give the correct site triangle.

Mr. Brown – I can provide the site triangle for a 6 foot fence to Jayne.

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

No public participation.

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

Mr. Gatto made a motion to approve the application with the condition that they install the fence using the setback information provided by the Board engineer. Mr. Rofofsky seconded the motion.

VOTE: Ms. Murray, Mr. Rofofsky, Mr. Gatto, Mr. Ratajczak, Mr. Browne and Mr. Schilp – YES

APPLICATION APPROVED

6. **APPLICANT #3 – Joseph Lana**

90 Jamros Terrace, Block 1203, Lot 13

Joseph Lana was sworn in.

Mr. Lana – We're doing an addition off the right side to increase living space.

Mr. Ratajczak – The variance needed is minimum side yard.

Mr. Gatto – What's in the basement.

Mr. Lana – I will finish it.

Mr. Gatto – Will it be a two family house?

Mr. Lana – No.

Mr. Brown – There is no survey source referenced. The applicant should supply a copy of the survey to Jayne.

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. Rofofsky seconded the motion. All in Favor – YES

Mr. Rofofsky made a motion to approve the application with the condition that the house cannot be convert to a two family house. Mr. Gatto seconded the motion.

VOTE - Ms. Murray, Mr. Rofofsky, Mr. Gatto, Mr. Ratajczak, Mr. Browne and Mr. Schilp – YES

APPLICATION APPROVED

7. APPLICANT #4 – Clinton and Karen Williams

597 Hickory Avenue, Block 1805, Lot 5

Clinton Williams was sworn in.

Mr. Williams – We would like to build a 12’ x12’ deck to the north side of the sunroom.

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

No public participation.

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

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

VOTE: Ms. Murray, Mr. Rofofsky, Mr. Gatto, Mr. Ratajczak, Mr. Browne and Mr. Schilp – YES

APPLICATION APPROVED

8. RESOLUTIONS

MS. Murray made a motion to memorialize the following resolutions:

Approval for Laxman Kotadia, 517 Steinway Road, Block 701, Lot 12

Approval for Dorota Musial, 19 Bella Vista Avenue, Block 617, Lot 5

Apptoval for Steven & Colleen Wildrick, 258 John Ochs Drive, Block 1405, Lot 5

Mr. Gatto seconded the motion. All in Favor - YES

9. MINUTES

Mr. Schilp made a motion to approve the minutes of the August 1, 2016 meeting. Mr. Browne seconded the motion. All in Favor – YES

10. COMMUNICATIONS

Mr. Ratajczak to Ms. Kapner – Did we get any response from Tony Ambrogio regarding violations we’ve asked him to check on?

Ms. Kapner – No.

Mr. Ratajczak – Ask Tony for a list of what he’s done things on. Have Tony check the following:

1. 596 Maple Ave. is paying \$4,000 in taxes because they did not get assessed for the work they did two years ago. They also put up a shed without approvals.
2. 500 Fair Lawn Parkway has 3 junk cars
3. Oxford Ave., between Saddle River Rd. and Fair Lawn Parkway, there’s a dump truck that the homeowner collects junk in.
4. On Evans Place there is a catering truck.
5. On Sampson Street there is a Tasty Cake truck.
6. 509 Sylvan Street is overgrown.

Mr. Schilp made a motion to receive and fiile communications.

11. VOUCHERS

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

- Carroll Engineering, 01/11/16, 370-448 Corp., \$335
- Carroll Engineering, 06/08/16, Malas Builders Corp., \$1,146
- Carroll Engineering, 06/08/16, Stone Brook Garden & Landscape Supply, LLC, \$493.50
- Carroll Engineering, 06/08/16, JAT Company, \$141
- Carroll Engineering, 07/12/16, LaRondine Corp., \$1,797.75
- Carroll Engineering, 08/01/16, 22 Ottawa Avenue, \$775.50
- Gary Paparozzi, 08/12/16, LaRondine, \$877.50
- Carroll Engineering, 09/07/16, LaRondine Corporation, \$775.50
- Carroll Engineering, 09/07/16, Malas Builders Corp., \$1,057.50

Ms. Murray seconded the motion. All in Favor – YES

12. OPEN AND CLOSE TO THE PUBLIC

Mr. Schilp made a motion to open the meeting to the public.

No public participation.

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

13. ADJOURN

Mr. Schilp made a motion to adjourn the meeting. Mr. Browne seconded the motion. All in Favor – YES

Meeting Adjourned 7:57 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary