

TOWNSHIP OF SADDLE BROOK  
ZONING BOARD OF ADJUSTMENT

Following are the minutes of the Saddle Brook Zoning Board of Adjustment's regular meeting, held on Monday, April 6, 2015

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

**2. Salute to the Flag**

**3. Roll Call:** Ms. Murray, Mr. Rofofsky, Mr. Gatto, Mr. Ratajczak, Mr. Browne, Mr. Tokosh and Mr. Zottarelli – PRESENT Mr. Mazzer, Ms. Jadevaia, Mr. Galbo and Mr. Esposito - ABSENT  
Also present were Joseph Rotolo and Gary Paparozzi.

**4. CLOSED SESSION**

7:32 – 7:39

**5. APPOINTMENT**

Mr. Ratajczak made a motion to appoint Thomas Lemanowicz of Remington, Vernick and Arango Engineering as Board engineer. Mr. Rofofsky seconded the motion.

VOTE: Ms. Murray, Mr. Rofofsky, Mr. Gatto, Mr. Ratajczak, Mr. Browne, Mr. Tokosh and Mr. Zottarelli - YES

**6. APPLICANT #1 – Louis & Anastasia Mastriani**

616 Beech Avenue, Block 1804, Lot 3

Louis Mastriani was sworn in.

Mr. Mastriani – I made the pool smaller. The revision makes it 5’ off of the deck and property line and 10’ off of the house.

Mr. Gatto – The distance to the fence on the old plans was 4 feet. What is it now?

Mr. Mastriani – 3 feet

Mr. Paparozzi – The equipment is less than the required distance; 4.9’ proposed, 6’ required. Maybe a vinyl fence would shield the noise.

Mr. Mastriani – It’s going to be in the corner, furthest from the neighbors. It’s a dead area.

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

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

**APPLICATION APPROVED**

**7. APPLICANT #2 – Jack Pagliarello**

3 Rosario Court, Block 1702, Lot 3

Jack Pagliarello was sworn in.

Mr. Pagliarello – Revised plans, dated March 12, 2015, replace the original plan.

Mr. Gatto – Is there concrete under the deck.

Mr. Pagliarello – No. It is grass.

Mr. Ratajczak made a motion to open the meeting to the public. Mr. Gatto 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

Ms. Murray made a motion to approve the application. Mr. Gatto seconded the motion.

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

### **APPLICATION APPROVED**

### **8. RESOLUTIONS**

Mr. Gatto made a motion to memorialize the resolution of Approval for Tom Castell, Block 1716, Lot 6.

Mr. Browne seconded the motion. VOTE: Ms. Murray, Mr. Rofofsky, Mr. Gatto, Mr. Ratajczak, Mr. Browne, Mr. Tokosh and Mr. Zottarelli - YES

### **9. MINUTES**

Ms. Murray made a motion to approve the minutes of November 3, 2014. Mr. Gatto seconded the motion.

VOTE: Ms. Murray, Mr. Gatto and Mr. Tokosh – YES

Mr. Rofofsky made a motion to approve the minutes of March 2, 2015. Mr. Browne seconded the motion. VOTE: Ms. Murray, Mr. Rofofsky, Mr. Gatto, Mr. Ratajczak, Mr. Browne, Mr. Tokosh and Mr. Zottarelli – YES

### **10. COMMUNICATIONS**

Mr. Rofofsky made a motion to accept and file communications. Ms. Murray seconded the motion. All in Favor – YES

### **11. VOUCHERS**

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

Costa Engineering Corp., 03/11/15, Storage Assets, LLC, \$2,700

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

### **12. ADJOURN**

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

Meeting adjourned 8:00 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary

