

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, August 3, 2015.

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. Ratajczak, Mr. Schilp, Mr. Browne, Mr. Tokosh and Mr. Zottarelli - PRESENT Mr. Mazzer and Mr. Esposito – ABSENT

Also present was Joseph Rotolo, Board attorney and Rick Brown, Board engineer.

4. **APPLICANT #1 – Robert & Diane Omerza**

99 Alberta Drive, Block 1509, Lot 17

Rosalino Vilardi, applicant's contractor from RBM Kitchen Design and Remodeling and Ken Omerza, the applicant's son were sworn in.

Mr. Vilardi – We want an addition with a kitchen and a garage with an add-a-level on top and a front porch.

Mr. Ratajczak reviewed the variances requested.

Mr. Rotolo noted that the plans are dated 06/19/15.

Mr. Ratajczak – How many bedrooms will you have?

Mr. Vilardi – 4.

Mr. Ratajczak – You only have two parking spaces?

Mr. Omerza – Yes

Mr. Ratajczak – Where will you put the other cars on a snow day?

Mr. Omerza – They would go on the lawn and in the garage.

Mr. Gatto – It's a nice job, but it will be the only house on the street with the porch sticking out and the garage.

Mr. Schilp – With a four foot side yard, you'd never get a ladder over there. Then you only have seven feet on the other side.

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. Ms. Murray seconded the motion.

All in Favor – YES

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

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

Mr. Schilp – NO

APPLICATION APPROVED

5. APPLICANT #2 – Ryongdan & Takashi Nakajima

338 Seventh Street, Block 116, Lot 17

Takashi Nakajima was sworn in.

Mr. Nakajima – Our front porch spans the width of the house. We don't use it. We'd like to make it living space, with a half bathroom and living room. We'd have to push the stairs out.

Mr. Gatto – Pretty much all of the houses on that street are pushed out that far.

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

All in Favor – YES

No public participation.

Mr. Schilp 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. Schilp seconded the motion.

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

APPLICATION APPROVED

6. APPLICANT #3 – Jeff Berardo

251 Alberta Drive, Block 1405, Lot 23

Jeff Berardo was sworn in.

Mr. Berardo – I want to widen my driveway from eleven feet wide to twenty feet wide so I can park three or maybe four cars. We are relocating the front walkway. It will abut the driveway.

Ms. Murray – The drawing wasn't updated from the previous approval.

Mr. Rotolo – I was going to suggest an updated sketch from an engineer or surveyor be submitted.

Mr. Gatto – The neighbors have this same look.

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

All in Favor – YES

No public participation.

Ms. Murray made a motion to close the meeting to the public. Mr. Schilp seconded the motion.

All in Favor – YES

Mr. Schilp made a motion to approve the application with an updated drawing. Mr. Rofofsky seconded the motion. VOTE: Ms. Murray, Mr. Rofofsky, Mr. Galbo, Mr. Gatto, Mr. Ratajczak, Mr. Schilp and Mr. Browne – YES

APPLICATION APPROVED

7. APPLICANT #4 – Ferdinand Ramirez

5 Danna Way, Block 1809, Lot 8

Mr. Schilp recused himself. Mr. Tokosh sat in for Mr. Schilp.

Ferdinand Ramirez was sworn in.

Mr. Ramirez – We want a second floor dormer on the front and back of the house.

Mr. Gatto – I think it's going to look nice.

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

No public participation.

Mr. Rofofsky made a motion to close the meeting to the public. Mr. Galbo 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. Galbo, Mr. Gatto, Mr. Ratajczak, Mr. Browne and Mr. Tokosh – YES

APPLICATION APPROVED

8. APPLICANT #5 – Riverside Pediatric Group

299 Market Street, Block 501, Lot 5

Andrew Fede, attorney for the applicant came forward.

Mr. Fede – We are proposing three signs. One in front of the building on Market Street, one in the parking lot to replace the awning and a small sign on the corner of Mayhill Street and Mayhill Street Extension. These signs will give the public direction, as it is a multitenant building with many entrances.

Ray Guzman, Brainwaze Studio (sign company) was sworn in as a sign design engineer.

The following Exhibits were marked: A-1 – a rendering, dated 02/23/15, of a 10’W x 4’H monument sign with brass lettering; A-2 – a rendering, dated 02/23/15 of a side entrance awning sign with graphics on the front side only; A-3 – proposed awning construction; Exhibit A-4 Site Plan, dated 08/23/13, of the parking layout, showing the sign locations; Exhibit A-5 – rendering, dated 09/23/14, of the Mayhill Street proposed sign placement; and Exhibit A-6 – proposed sign installation details, dated 06/23/15..

Mr. Guzman – The Mayhill Street sign is very small 38”H x 40”W. We would install traffic dividers so no one runs over it. It will not be lit.

Mr. Brown referred to his 06/23/15 report, page 2, regarding the sight distances in the sight triangle. At the height the Market St. sign is proposed, there is an issue with the line of sight.

Mr. Guzman – The sign is ten feet off of the property line.

Mr. Gatto – Will it block the sight of the traffic going west on Market Street?

Mr. Guzman – Point well taken.

Ms. Murray – We need to know the aggregate size of all signs, including the existing signs.

Mr. Guzman – I don’t know what that amount is.

Steve Lydon, planner for the applicant was sworn in.

Mr. Lydon marked Exhibit A-7 – Subject Site Aerial photo with zoning, dated 08/03/15. This shows the surrounding properties and their zones. This site is an unusual shape and is oversized, as is the building. There are 299 parking stalls and 7 are barrier free. There is 170’ frontage on Market Street and 440’ frontage on Mayhill Street and 402’ frontage on Mayhill Street Extension.

Mr. Gatto – I would like to see the existing window lettering removed.

Mr. Rotolo marked six photos taken by Mr. Gatto, Exhibit B-1.

Mr. Lydon – The size of the frontage and the size of the building should be factored in. There are a number of driveways. Mayhill Street Extension has 402’ of additional frontage. We are proposing two ground signs, where one is allowed. We are proposing a ten foot setback, instead of fifteen feet from the Market Street right of way. The canopy sign is thirty square feet in size. We are seeking C1 and C2 variances, not D variances.

This application supports Goal 3 of the Master Plan. Appropriate signage helps to enhance the business district. It provides adequate light, air and open space. Because the lot is six times larger than the required lot size, it could be divided into six lots and have six signs. It has three front yards.

Mr. Gatto – There are too many signs on the building.

Mr. Fede – We will remove the existing window signs. The only signs proposed will be these for Riverside Pediatrics.

Mr. Lydon – The Market Street monument sign will not interfere with people pulling out of the site.

Mr. Lydon marked Exhibit A-8 – six photos taken on 08/03/15, by Mr. Lydon. The “For Lease” sign is closer to the street than what we are proposing and you can see.

Mr. Ratajczak – I think they’re going to clean it up. These signs don’t look oversized.

Mr. Gatto – Would you move the Market Street monument sign back to fifteen feet?

Mr. Lydon – I don’t think we’d be able to do that without removing some of the landscaping. This sign will not interfere with a safe sight distance.

Mr. Brown – If that Market Street driveway is egress only, why not have only one side to the sign and make it parallel to Market Street?

Mr. Schilp – Can you put an arrow on the Mayhill Street and Mayhill Street Extension sign show a south and then west turn?

Mr. Guzman – Yes.

Mr. Tokosh – Why not make a mock sign for the Board?

Mr. Lydon – As a condition of approval, we can show the site triangle.

Mr. Brown – The line of sight on Market Street can be shown also?

Mr. Lydon – Yes

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

Mr. Ratajczak made a motion to approve the application with the following conditions: existing window lettering to be removed; wall signs will include existing 2 People’s Publishing signs and the canopy with the address number 299; Mayhill Street ground sign to include directional arrows; applicant will calculate the aggregate sign square footage; and the plans will be amended to show the site triangle and line of site. Ms. Murray seconded the motion.

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

APPLICATION APPROVED

9. RESOLUTIONS

Mr. Gatto made a motion to memorialize the following resolutions:

Approval for Franklin Rodriguez, Block 1716, Lot 30

Approval for Bridget Lombardo, Block 1514, Lot 25

Approval for Xhemil Taraj, Block 617, Lot 16

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

Mr. Browne made a motion to memorialize the resolution of approval for Jay M. Cohen, Block 502, Lot 9. Ms. Murray seconded the motion. VOTE: Ms. Murray, Mr. Rofofsky, Mr. Ratajczak and Mr. Browne - YES

10. MINUTES

Mr. Gatto made a motion to approve the minutes of the meeting of July 6, 2015. Ms. Murray seconded the motion. All in Favor – YES

11. VOUCHERS

Mr. Gatto made a motion to pay the following vouchers, provided funds are available:
Remington & Vernick Engineers, 07/13/15, Cirello Iron & Steel Co., Inc., \$612
Remington & Vernick Engineers, 07/13/15, JAT Company, \$800.25
Remington & Vernick Engineers, 07/17/15, Storage Assets, \$153
Ms. Murray seconded the motion. All in Favor – YES

Mr. Ratajczak – We need to decide whether or not Mr. Costa worked for the Board for the March 17, 2015 invoice. I go by the April 3, 2015 letter saying he didn't accept the position.
Ms. Murray – Did we request that he do work?
Mr. Rotolo – He was appointed. He should have said he was resigning from his position.
Ultimately, at the end of the day, I think the bill will be paid.

12. OPEN AND CLOSE TO THE PUBLIC

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. Browne seconded the motion. All in Favor – YES

13. ADJOURN

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

Meeting Adjourned 9:50 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary