

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 6, 2015.

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

2. **Salute to the Flag.**

3. **Roll Call:** Mr. Mazzer, Ms. Murray, Mr. Rofofsky, Mr. Galbo, Mr. Gatto, Mr. Ratajczak, Mr. Browne and Mr. Tokosh - PRESENT Mr. Schilp, Mr. Zottarelli and Mr. Esposito – ABSENT

Also present were Giuseppe Randazzo, attorney (substituting for Joseph Rotolo), Rick Brown, engineer and Gary Paparozzi, planner.

4. **APPLICANT #1 – Angelica & Lorenzo Scaduto**

248 Alberta Drive, Block 1407, Lot 7

Angelica Scaduto was sworn in.

Mr. Randazzo recused himself for this application.

Ms. Scaduto – We would like to put up a 12' x 20' above ground pool.

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

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

APPLICATION APPROVED

5. **APPLICANT #2 – Maciej & Elzbieta Lenczewski**

76 N. Leswing Ave., Block 1103, Lot 14

Maciej Lenczewski was sworn in.

Mr. Lenczewski – I am here for a patio.

Mr. Rofofsky – Is this in addition to what is already there?

Mr. Lenczewski – I'm just going to square the corners.

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

All in Favor – YES

No public participation.

Ms. Murray 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. Browne seconded the motion.

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

APPLICATION APPROVED

6. APPLICANT #3 – Jay Cohen

39 Welcome Road, Block 502, Lot 9

Mr. Gatto recused himself from this application.

Mr. Tokosh sat in for Mr. Gatto.

Jay Cohen was sworn in.

Mr. Cohen – I would like to replace the old patio with pavers and increase the size.

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

All in Favor – YES

No public participation.

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

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

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

APPLICATION APPROVED

7. APPLICANT #4 – Tom McCarthy

167 Platt Avenue, Block 503, Lot 19

Tom McCarthy was sworn in.

Mr. McCarthy – We would like to turn the car port into a garage and do an add-a-level over it.

Mr. Ratajczak – How many bedrooms will you have?

Mr. McCarthy – 4

Mr. Gatto – You could provide a 5 foot side setback.

Mr. McCarthy – If I did, the bedrooms would be tiny.

Mr. Gatto – It will be too close on that side for firefighters to get in, if needed. If you made the side yard 5 feet, the garage would be 13 feet wide, which is still a pretty nice size garage.

Mr. Ratajczak – It's only a 50 foot wide lot. There's only so much we can allow.

Carolina McCarthy was sworn in.

Ms. McCarthy – That side will not have windows that open.

Mr. Gatto – I can't go with this if the side yard is less than 5 feet.

Ms. McCarthy – That would make the bathroom only 6 feet wide.

Mr. McCarthy – We will agree to make the side yard 5 feet.

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. Gatto made a motion to approve the application with the condition that the side yard setback is changed to 5 feet. Mr. Rofofsky seconded the motion.

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

APPLICATION APPROVED

8. APPLICANT #5 – Andrzej Soltys

596 Maple Avenue, Block 1706, Lot 20

Robert Puzio, architect for the applicant was sworn in.

Andrzej Soltys was sworn in.

Mr. Puzio – We would like to build a detached garage, which will be 14 feet from the house, where 20 feet is required and 3 feet from the rear and side property lines, where 5 feet is required.

Mr. Gatto – I think you could make it 5 feet from the property lines and 10 feet from the house. As a firefighter, I think that would work. The garage could be fire rated.

Mr. Puzio – Mr. Soltys feels he needs the space to pull the car out. He thinks 4 feet would work.

Mr. Gatto – I think you would be able to pull it out.

Mr. Ratajczak – It's a big house on a small lot. It's not consistent with the neighborhood. It's too much for that neighborhood.

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. Ratajczak made a motion to deny the application. Ms. Murray seconded the motion.

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

APPLICATION DENIED

9. APPLICANT #6 – MJG Developers LLC

122 Danna Way, Block 1513, Lot 7

Borce Martinoski, attorney for the applicant came forward.

Mr. Martinoski – This application is for a second floor addition on a cape cod style house. The side yard setbacks are pre-existing, nonconforming.

Goce Martinoski was sworn in.

Michael Sumulikowski was sworn in.

Mr. Martinoski – We want to go straight up, no cantilever, with the second floor to make it more aesthetically pleasing.

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

All in Favor – YES

No public participation.

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

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

APPLICATION APPROVED

10. 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

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

Ms. Murray made a motion to memorialize the resolution of approval for Chris Stanton, Block 1506, Lot 31. Mr. Gatto seconded the motion. VOTE: Ms. Murray, Mr. Rofofsky, Mr. Galbo and Mr. Gatto - YES

11. MINUTES

Mr. Gatto made a motion to approve the minutes of the meeting of June 1, 2015. Ms. Murray seconded the motion. All in Favor – YES

12. VOUCHERS

Mr. Ratajczak – Did Mr. Costa do any work for this Board in 2015? He's saying he never accepted the position, but we got an invoice from him.

Mr. Ratajczak read Mr. Costa's attorney's letter dated 04/06/15.

Ms. Kapner explained that Mr. Costa did a review of the subdivision plat for Storage Assets so that it could be signed by the Board for Submission to the County.

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

Carroll Engineering, 06/23/15, Riverside Pediatric Group, \$402

Carroll Engineering, 06/23/15, Cirello Iron & Steel Co., \$268

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

13. ADJOURN

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

Meeting Adjourned 8:40 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary