

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, June 1, 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. Schilp, Mr. Galbo, Mr. Gatto, Mr. Ratajczak, Mr. Browne, Mr. Tokosh and Mr. Zottarelli – PRESENT Mr. Mazzer and Mr. Esposito - ABSENT  
Also present were Joseph Rotolo, attorney and Rick Brown, engineer.

**4. APPLICANT #1 – Franklin Rodriguez**

385 Floral Lane, Block 1716, Lot 30

Franklin Rodriguez was sworn in.

Mr. Rodriguez – We would like to install an 18' round above ground pool.

Mr. Ratajczak – Are you going to put up a deck?

Mr. Rodriguez – No.

Ms. Murray – Where will the filter be located?

Mr. Rodriguez – By the garage.

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

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

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

**APPLICATION APPROVED**

**5. APPLICANT #2 – Bridget Lombardo**

39 Alberta Drive, Block 1514, Lot 25

Bridget Lombardo was sworn in.

Ms. Lombardo – I would like to install a 12' x 18' oval above ground pool and add an 8' x 7' piece to the existing deck with steps and a locked gate. I am using a ladder enclosure. The filter is 6' from the house and property line.

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

No public participation.

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

**APPLICATION APPROVED**

**6. APPLICANT #3 – Chris Stanton**

141 Cambridge Avenue, Block 1506, Lot 31

Chris and Lori Stanton were sworn in.

Mr. Stanton – We would like to construct a two story, right side addition with cantilevers, a garage addition and an open front porch addition.

Mr. Gatto – Is there any way to make it a five foot setback on the right side? A three foot setback makes it difficult for firemen to get around the house. I might go with a four foot setback, but definitely not three feet.

Mrs. Stanton – We made the garage that width to fit a car better, but if everyone wants four feet, we'll comply.

Mr. Schilp – I agree, three feet is not enough.

Ms. Murray – I don't understand the height. The height to the mean is 26 feet. How do you get 33 feet to the peak?

Mr. Brown explained the calculations. It is correct.

Mr. Gatto 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. Gatto made a motion to approve the application with the condition that there will be a four foot side yard setback. Ms. Murray seconded the motion.

VOTE: Ms. Murray, Mr. Rofofsky, Mr. Schilp, Mr. Galbo, Mr. Gatto – YES Mr. Ratajczak and Mr. Browne – NO

**APPLICATION APPROVED**

**7. APPLICANT #4 – Xhemil Taraj**

38 Rosedale Avenue. Block 617, Lot 16

Liljana Myrto was sworn in.

Ms. Myrto – We would like to enlarge our front steps and vestibule.

Mr. Gatto – You're required to put in sidewalks and curbs too.

Ms. Myrto – That's okay.

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. Rofofsky 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. Ms. Murray seconded the motion.

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

**APPLICATION APPROVED**

**8. RESOLUTIONS**

Mr. Gatto made a motion to memorialize the resolutions of Approval for: 1.) Michael & Kerry Hacker, Block 505, Lot 11; 2.) Hune Chau, Block 1408, Lot 16; 3.) Robert & Carolyn Hook, Block 1506, Lot 34; and 4.) Marilyn & Elias Khoury, Block 519, Lot 61. Mr. Brown seconded the motion. All in Favor - YES

**9. MINUTES**

Mr. Galbo made a motion to approve the minutes of May 4, 2015. Mr. Browne seconded the motion. All in Favor - YES

**10. VOUCHERS**

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

Remington Vernick & Arango Engineers, Inc., 05/08/15, Storage Assets, LLC, \$306

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

**11. OPEN AND CLOSE THE MEETING TO THE PUBLIC**

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

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

Meeting adjourned 8:12 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary