

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, March 2, 2015

1. At 7:30 p.m., Mr. 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, Mr. Tokosh and Mr. Zottarelli – PRESENT Ms. Jadevaia and Mr. Esposito - ABSENT
Also present were Joseph Rotolo and Gary Paparozzi.

4. SWEAR IN NEW BOARD MEMBER

Mr. Rotolo swore in Joseph Zottarelli who will serve as a 3rd alternate Board member.

5. APPLICANT #1 – Tom Castell

304 Hayes Drive, Block 1716, Lot 6

Tom Castell was sworn in.

Mr. Castell – I'd like to put an in-ground pool with 3 foot wide walkways around it in the backyard. It will connect to an existing patio.

Mr. Rofofsky – Will you use pavers for the walkway?

Mr. Castell – I'm not sure yet.

Mr. Gatto – How many feet away from the easement will the pool be located?

Mr. Castell – It will be 10 feet from the property line.

Mr. Gatto – How will the retaining wall be built?

Mr. Castell – It will be 2 feet high at one end, tapering down to 0 feet high.

Mr. Gatto – I'm concerned about grading. Will water runoff to other properties?

Mr. Castell – I don't see why it would.

Mr. Rotolo – The Board can make it a condition.

Mr. Ratajczak 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 a motion to close the meeting to the public. Mr. Galbo seconded the motion. All in Favor – YES

Mr. Rofofsky made a motion to approve the application with the following conditions: create no runoff to adjacent properties and no damage to the easement. 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 #2 – Louis & Anastasia Mastriani

616 Beech Avenue, Block 1804, Lot 31

Louis and Anastasia Mastriani were sworn in.

Mr. Mastriani – I am proposing a 363 square foot in-ground pool with 394 square feet of walkways and

patio area.

Mr. Gatto – I have a problem with the distance from the pool to the deck, house and property line. I would recommend at least 5 feet to the deck.

Ms. Murray – The backyard is tight. It's not always going to be your family in the next yard.

Mr. Paporozzi – Per Section 183-5, all pumps and filtration must be a minimum of 6 feet from the property line. A variance would be required for 3 feet.

Mr. Gatto – Would you set the pool 5 feet back from the deck and property line? Maybe you could make the pool smaller.

Mr. Mastriani – The pool is already on the smaller side.

Mr. Gatto – Maybe you want to think about it and come back.

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

APPLICATION CARRIED TO APRIL 6th WITH NO FURTHER NOTICE

7. APPLICANT #3 – Jack Pagliarello

3 Rosario Court, Block 1702, Lot 3

Jack Pagliarello's son was sworn in.

Mr. Pagliarello – We are proposing a 10' x 18' second story deck on the side of the house.

Mr. Gatto – We need to see plans showing how this will be built.

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

Olga Elasiak, 5 Rosario Court – I really don't want the deck there because it won't look good. If they put a barbeque there, it will be a fire hazard. It's going to devalue our house.

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

Mr. Pagliarello agreed to get plans drawn for the Board.

APPLICATION CARRIED TO APRIL 6th WITH NO FURTHER NOTICE

8. RESOLUTIONS

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

Approval for Andrzej Soltys, Block 1706, Lot 20

Approval for Frances Greene, Block 1515, Lot 13

Ms. Murray seconded the motion. Vote: Mr. Mazzer, Ms. Murray, Mr. Galbo and Mr. Gatto – YES

9. MINUTES

Ms. Murray made a motion to approve the minutes of December 1, 2014. Mr. Gatto seconded the motion.

VOTE: Mr. Mazzer, Ms. Murray, Mr. Galbo and Mr. Gatto - YES

Mr. Gatto made a motion to approve the minutes of the January 12, 2015 and January 19, 2015. Mr. Mazzer seconded the motion. VOTE: Mr. Mazzer, Ms. Murray, Mr. Rofofsky, Mr. Gatto, Mr. Ratajczak, Mr. Browne and Mr. Tokosh - YES

10. COMMUNICATIONS

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

11. VOUCHERS

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

- Costa Engineering Corp., 07/08/14, HK Plus Profit Sharing, \$1,000
- Costa Engineering Corp., 07/08/14, Kessler Institute for Rehabilitation, \$2,125
- Costa Engineering Corp., 10/16/14, 502 Sylvan Street, LLC, \$250
- Costa Engineering Corp., 01/12/15, Icon Realty, LLC, \$85
- Costa Engineering Corp., 01/12/15, Storage Assets, LLC, \$2,500
- Costa Engineering Corp., 01/12/15, 502 Sylvan Street, LLC, \$250
- Costa Engineering Corp., 01/12/15, Kessler Institute for Rehabilitation, \$230
- Cangi Realty, 02/02/15, Return Unused Escrow, \$4801.09
- A and J Trophy Co., 02/10/15, Stephen Browne Name Plate, \$6

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

12. ADJOURN

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

Meeting adjourned 8:20 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary