

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, May 4, 2015

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

2. Salute to the Flag

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

4. APPOINTMENT

Mr. Ratajczak – The issue with appointing Remington & Vernick as Board engineer is they did not fill out an RFQ. Therefore, they cannot be the Board engineer.

Mr. Browne made a motion to appoint Carroll engineering as Board engineer. Mr. Rofofsky seconded the motion. VOTE: Mr. Mazzer, Mr. Rofofsky, Mr. Galbo, Mr. Gatto, Mr. Ratajczak, Mr. Browne and Mr. Tokosh - YES

5. APPLICANT #1 – Michael & Kerry Hacker

109 Platt Avenue, Block 505, Lot 11

Kerry Hacker was sworn in.

Ms. Hacker – We are looking to install an in ground pool.

Mr. Ratajczak – The two variances are for maximum accessory coverage and maximum lot coverage.

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

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

APPLICATION APPROVED

6. APPLICANT #2 – Hune Chau

245 Oxford Avenue, Block 1408, Lot 16

Hune Chau and Crystal Chau (applicant's daughter) were sworn in.

Ms. Chau – We want to make a deck for the family.

Mr. Gatto – Where will the stairs be located?

Ms. Chau – In the middle of the deck.

Mr. Gatto made a motion to open the meeting to the public. Mr. Galbo 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. Tokosh made a motion to approve the application. Mr. Mazzer seconded the motion.

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

APPLICATION APPROVED

7. Robert & Carolyn Hook

113 Cambridge Avenue, Block 1506, Lot 34

Robert Hook was sworn in.

Mr. Hook – I want to attach a three season sunroom to my home. It is a prefab unit.

Mr. Ratajczak – The variances requested are minimum lot size, minimum lot frontage and maximum accessory coverage, which are pre-existing nonconformities, and maximum building coverage and maximum lot coverage.

Mr. Gatto – the plan shows 17 feet and the survey shows 17.5 feet (front elevation). Which is it?

Mr. Hook – It is 17.5 feet.

Mr. Gatto – This is too close to the patio overhang. The Fire Department can't get in with their ladders. It's only 2 ½ feet. The requirement is 10 feet, but I would be okay with 5 feet. That way, you could leave part of it in place.

Mr. Hook – I can do that.

Mr. Rotolo – Are the pavers, deck and pool coming out?

Mr. Hook – Yes.

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 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 a portion of the overhang is removed to provide a distance of 5 feet between the sunroom and the overhang. Mr. Rofofsky seconded the motion.

VOTE: Mr. Mazzer, Mr. Rofofsky, Mr. Galbo, Mr. Gatto, Mr. Ratajczak, Mr. Browne and Mr. Tokosh _ YES

APPLICATION APPROVED

8. Marilyn & Elias Khoury

97 Westminster Avenue, Block 519, Lot 61

Marilyn and Elias Khoury were sworn in. Ms. Khoury – We want to put up a 16' x 16' deck.

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

No public participation.

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

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

APPLICATION APPROVED

9. RESOLUTIONS

Mr. Gatto made a motion to memorialize the resolutions of Approval for: 1.) Louis & Anastasia Mastriani, Block 1804, Lot 31 and 2.) Jack Pagliarello, Block 1702, Lot 3. All in Favor - YES

10. MINUTES

Mr. Gatto made a motion to approve the minutes of April 6, 2015. Mr. Galbo seconded the motion. All in Favor - YES

11. MISCELLANEOUS

Mr. Gatto made a motion to allow the Board Chairman and Board Secretary to sign the Subdivision Mylar for Storage Assets. Mr. Rofofsky seconded the motion. VOTE: Mr. Mazzer, Mr. Rofofsky, Mr. Galbo, Mr. Gatto, Mr. Ratajczak, Mr. Browne and Mr. Tokosh – YES

12. VOUCHERS

Mr. Ratajczak – The Costa Engineering Corp. voucher approved last month, dated 03/11/15, for Storage Assets, LLC in the amount of \$2,700 for work done this year. If Mr. Costa is saying he didn't accept the position, why would he do work? I don't think that invoice should be paid. I will consult with Anthony Suarez, Township Attorney, on this matter.

13. ADJOURN

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

Meeting adjourned 8:12 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary