

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, February 1, 2016.

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

2. **Salute to the Flag.**

3. **Roll Call:** Mr. Mazzer, Ms. Murray, Mr. Rofofsky, Mr. Galbo, Mr. Gatto, Mr. Esposito, Mr. Browne, and Mr. Schilp - PRESENT Mr. Ratajczak and Mr. Zottarelli – ABSENT
Mr. Schilp left at the start of the meeting, once a quorum was established.
Also present was Marlene Caride, Board attorney, Rick Brown, Board engineer and Gary Paparozzi, Board planner.

4. **APPLICANT #1 – Sylvia Zambrano**
257 Nedellec Drive, Block 1407, Lot 18

Sylvia Zambrano was sworn in.

Ms. Zambrano – I'm looking to extend my kitchen.

Mr. Gatto – I don't understand why you have a sink, washer and dryer, but you have to go outside to use them.

Ms. Zambrano – I'm going to have access to that area from the hallway.

Ms. Murray – The plan is very confusing. They also show a Bilco door below the grade.

Ms. Zambrano – The Bilco door sits outside the window.

Russell Kelley, contractor, was sworn in.

Mr. Kelley – The sketch labeled existing home should show a door, which currently goes to the backyard patio. It will go to the laundry room. The addition will go right up to the Bilco door.

Ms. Murray – New plans will have to be drawn for the Building Department to show that you are not covering the Bilco door and creating a new opening.

Mr. Kelley – We will provide new drawings.

Mr. Brown – The table area shows unclear marking for the measurements.

Mr. Kelley – The depth is eleven feet and the width is thirteen feet.

Mr. Brown – That only leaves one foot for the laundry room.

Mr. Kelley – Each wall is four inches.

Mr. Gatto – As a firefighter, I can get around the building with a ladder with nine feet.

Mr. Brown – What is the garage used for?

Ms. Zambrano - Storage

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. Browne seconded the motion.

All in Favor – YES

Mr. Gatto made a motion to approve the application with the condition that new drawings are submitted for the Building Department. Mr. Galbo seconded the motion.

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

APPLICATION APPROVED

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5. MINUTES

Mr. Gatto made a motion to approve the minutes of the January 11, 2016 reorganization meeting and the January 11, 2016 regular meeting. Mr. Browne seconded the motion. All in Favor - YES

6. VOUCHERS

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

Curcio Scrap Metal, Inc., 01/21/16, Return Unused Escrow, \$1,808.09

7. OPEN AND CLOSE TO THE PUBLIC

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

All in Favor – YES

No public participation.

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

All in Favor – YES

8. ADJOURN

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

Meeting Adjourned 7:45 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary