

## **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, October 5, 2015.

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

2. **Salute to the Flag.**

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

Also present was Joseph Rotolo, Board attorney, Rick Brown, Board engineer and Gary Paparozzi, Board planner.

4. **APPLICANT #1 – Betty Ferreiras (application carried from 10/05/15 meeting)**  
353 First Street, Block 109, Lot 13

Mr. Rofofsky recused himself. Mr. Tokosh sat in for Mr. Rofofsky.

Betty Ferreiras was sworn in.

Ms. Ferreiras – I was told that a permit was found for the fence at 353 6<sup>th</sup> Street,

Mr. Ratajczak – Just because it was approved elsewhere, it doesn't mean we can allow a 6 foot fence in the front yard.

Ms. Ferreiras – I have alternate options. (Handed out a packet of pages, showing different fence styles and heights.)

Mr. Ratajczak – The open construction at the top doesn't help. It needs to be open lower.

Mr. Gatto – I looked at this and compared it to the one on 6<sup>th</sup> Street. I don't think it will be a problem at all. (Handed out pictures he took)

Ms. Murray – I also went and looked.

Mr. Ratajczak – You're going to stay to the end of your house?

Ms. Ferreiras – It will be where the one is now.

Mr. Tokosh – I don't have a problem with it. It's for the safety of children.

Mr. Gatto – The hardship is the car wash being put in.

Mr. Ratajczak – It's a safety issue, not a hardship. I would like our engineer to do a site triangle.

Mr. Brown – I will do a site triangle with an ASHTO study on it for the Board. Based on my observations, I don't see why the Board can't take action on this tonight.

Mr. Rotolo – The Board can make an approval, subject to meeting ASHTO standards.

Mr. Ratajczak 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. Galbo seconded the motion. All in Favor – YES

Mr. Gatto made a motion to approve the application with the condition that the fence is 5 feet solid construction with 1 foot open construction at the top, as shown on page 1 or 2 of the applicant's handout. Mr. Tokosh seconded the motion.

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

**APPLICATION APPROVED**

**5. APPLICANT #2 – Thomas & Christine Genuario**

13 Hutter Street, Block 1501, Lot 4

Thomas Genuario was sworn in.

Mr. Ratajczak – The variances requested are pre-existing except minimum front yard.

Mr. Genuario – We want to add-a-level and renovate the first floor.

Ms. Murray – The front setback is short because of the cantilever?

Mr. Genuario – Yes.

Mr. Rotolo - This will be the same footprint?

Mr. Genuario – Yes.

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. Ratajczak seconded the motion.

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

**APPLICATION APPROVED**

**6. APPLICANT #3 – John Mantzouranis**

69 Westminster Avenue, Block 519, Lot 8

John Mantzouranis was sworn in.

Mr. Mantzouranis – We are contract purchasers. We are looking to construct a 2<sup>nd</sup> level addition with a 3 foot overhang, creating a deficiency between the garage and the 2<sup>nd</sup> level of the house.

Mr. Gatto to Mr. Brown – Do you think fire protection is required?

Mr. Brown – No, because the slope of the garage roof creates more distance to the cantilever.

Mr. Rotolo – Will it have the same footprint?

Mr. Mantzouranis – Yes, with the exception of a little piece in front, which will be a closet.

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

All in Favor – YES

No public participation.

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

All in Favor – YES

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

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

**APPLICATION APPROVED**

## **7. RESOLUTIONS**

Mr. Gatto made a motion to memorialize the following resolutions:  
Approval for Christopher & Diane Cantarella, Block 1806, Lot 24  
Approval for Freddy & Melinda Santiago, Block 413, Lot 21  
Approval for Anthony & Christing Russo, Block 1301, Lot 13  
Mr. Ratajczak seconded the motion. All in Favor - YES

Mr. Gatto made a motion to memorialize the resolution of approval for Gina Giordano, Block 1403, Lot 5. Ms. Murray seconded the motion. VOTE: Ms. Murray, Mr. Gatto, Mr. Ratajczak, Mr. Browne, Mr. Tokosh and Mr. Zottarelli - YES

## **8. MINUTES**

Mr. Brown pointed out that Betty Ferreiras name was misspelled. Ms. Murray made a motion to approve the minutes of the meeting of September 21, 2015, with the correction of Ms. Ferreiras' name. Mr. Schilp seconded the motion. All in Favor – YES

## **9. COMMUNICATIONS**

Ms. Murray made a motion to accept and file communications. Mr. Schilp seconded the motion. All in Favor - YES

## **10. VOUCHERS**

Mr. Gatto made a motion to pay the following vouchers, provided funds are available:  
Joseph J. Rotolo, Annual Retainer, \$2,431  
Mr. Ratajczak seconded the motion. All in Favor - YES

## **11. MISCELLANEOUS**

Mr. Tokosh – Are people who come for permits told what the ordinances are? Across the street (from 353 First Street) have a fence 8 ½ feet from the street, 4 ½ feet high.  
Mr. Ratajczak – We need someone to just go out and check things out; not just fences, sheds too.  
Mr. Schilp – We need a Zoning Enforcement Officer.

Mr. Gatto & Mr. Ratajczak – We need to send a letter to Council saying that we need a Code Enforcer to help the Building Inspector out.

## **12. OPEN AND CLOSE TO THE PUBLIC**

Mr. Schilp made a motion to open the meeting to the public.  
No public participation.  
Mr. Gatto made a motion to close the meeting to the public.

## **13. ADJOURN**

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

Meeting Adjourned 8:15 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary