

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, August 1, 2016.

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

2. Salute to the Flag.

3. Roll Call: Mr. Mazzer, Ms. Murray, Mr. Rofofsky, Mr. Gatto, Mr. Esposito, Mr. Ratajczak and Mr. Browne - PRESENT Mr. Galbo, Mr. Schilp and Mr. Zottarelli – ABSENT
Also present were Marlene Caride, Board attorney and Rick Brown, Board engineer.

4. APPLICANT #1 – Laxman Kotadia

517 Steinway road, Block 701, Lot 12

Laxman Kotadia was sworn in.

Mr. Kotadia – We want to raise the second floor to have three bedrooms so my grown children can visit. My house is currently a ranch.

Mr. Gatto – What's in the basement?

Mr. Kotadia – One finished room, a kitchen and a bathroom. The only access to the basement is through the house.

Mr. Gatto – Is the garage used for a car or for storage?

Mr. Kotadia – It's used for storage in the summer and for the car in the winter.

Mr. Gatto – Will it be a boarding house?

Mr. Kotadia – No. The sitting room is for our grandchildren.

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

Ms. Caride marked the plans as Exhibit A-1.

Mr. Ratajczak made a motion to approve the application. Ms. Murray seconded the motion.

VOTE – Mr. Mazzer, Ms. Murray, Mr. Rofofsky, Mr. Gatto, Mr. Esposito, Mr. Ratajczak and Mr. Browne - YES

APPLICATION APPROVED

5. APPLICANT #2 – Dorota Musial

19 Bella Vista Avenue, Block 617, Lot 5

Dorota Musial was sworn in.

Ms. Musial – We want to change the driveway to pavers and expand it to include the 5 foot strip next to it.

Mr. Gatto – To park your cars?

Ms. Musial – Yes.

Ms. Murray – Are you going to widen the apron?

Ms. Musial – No.

Ms. Caride marked the survey as Exhibit A-1.

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

Mr. Esposito made a motion to approve the application. Ms. Murray seconded the motion.

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

APPLICATION APPROVED

6. APPLICANT #3 – Steven & Colleen Wildrick

258 John Ochs Drive, Block 1405, Lot 5

Steven Wildrick was sworn in.

Mr. Wildrick – We are looking to add a 12’10” x 32’8” addition with a two car deep garage and two bedrooms and bathroom over it. Our family is expanding.

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

Ms. Caride marked the plans as Exhibit A-1.

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

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

APPLICATION APPROVED

7. RESOLUTIONS

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

Approval for Emanuel & Patrizia Stellaci, 576 Ash Ave., Block 1707, Lot 16

Approval for LaRondine Corp., 3 Rosol Lane, Block 1701, Lot 12

Ms. Murray seconded the motion.

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

8. MINUTES

Mr. Gatto made a motion to approve the minutes of the July 11, 2016 meeting. Mr. Esposito seconded the motion. All in Favor – YES

9. COMMUNICATIONS

Mr. Ratajczak – The Board sent a memo to Mr. Ambrogio about Property Maintenance and Zoning violations. We asked for a response from Mr. Ambrogio for all of the July items and the

items in June that were not addressed. The mayor did ask for it to go through his office, but it should go through the Building Department.

Ms. Murray – Does he have a priority list?

Mr. Ratajczak – If he can't get it done, let him tell them he needs help.

Ms. Murray – A letter should go to the mayor to request help.

Mr. Ratajczak – The house on the corner of Hayes and Midland Ave. has high grass. Also, there are animals in Carruci's. The Board of Health should be sent there to condemn it.

10. VOUCHERS

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

Carroll Engineering, 07/08/16, Malas Builders Corp., \$1,410

Carroll Engineering, 07/12/16, LaRondine Corp., \$1,797.75

Mr. Browne seconded the motion. All in Favor – YES

11. OPEN AND CLOSE TO THE PUBLIC

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

12. ADJOURN

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

Meeting Adjourned 8:20 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary