

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, November 7, 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. Galbo, Mr. Gatto, Mr. Esposito, Mr. Ratajczak, Mr. Browne and Mr. Schilp - PRESENT Mr. Zottarelli – ABSENT
Also present were Marlene Caride, Board attorney and Gary Paparozzi, Board planner.

4. **APPLICANT #1 – Russell Kelley**
110 Graham Terrace, Block 1509, Lot 8

Russell Kelley was sworn in.

Mr. Kelley – There's a detached garage on property. We'd like to remove it and build an attached garage.

Mr. Ratajczak - The variances requested are for single side yard and combined side yard setback.

Mr. Gatto – Will the garage height be the same as the house?

Mr. Kelley – No. The garage will be 19 feet high.

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

No public participation.

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

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

APPLICATION APPROVED

5. **APPLICANT #2 – Matthew Kelley**
78 Graham Terrace, Block 1514, Lot 2

Matthew Kelley was sworn in.

Mr. Ratajczak - The variances requested are for single side yard and combined side yard setback.

Mr. Kelley – I would like to knock down the existing detached garage and build an 11.79 foot wide attached garage.

Ms. Murray – What is in the basement?

Mr. Kelley – It is unfinished.

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. Galbo seconded the motion. All in Favor – YES

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

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

APPLICATION APPROVED

6. APPLICANT #3 – Aquilino & Nancy Ulanday

233 Evans Place, Block 1712, Lot 54

Aquilino and Nancy Ulanday were sworn in.

Wayne T. Johnson, architect for the applicant was sworn in.

Mr. Townsend – The applicants wish to build strategic additions; one in front and one in the back. The one in the back requires no variances. The one in the front is in line with the current vestibule, which requires a variance for a 20.9 foot setback. They want to add a small amount in front of the kitchen. The addition steps back to soften the impact. The roof is sloped to make it look like ½ story, instead of a second story. We've added a dormer, which requires no variances. The height to the ridge is 27 feet; to the mean is 23 feet.

The site plan was marked Exhibit A-1.

Mr. Townsend – We're looking for an accessory coverage variance; existing is 30.3%, proposed is 26.8%.

We are also requesting a variance for total lot coverage; existing is 47%, proposed is 51%

Mr. Gatto – I think it will brighten up the area.

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

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

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

APPLICATION APPROVED

7. APPLICANT #4 – Alan Pinzon

134 Cambridge Ave., Block 1507, Lot 8

Santo Alampi, attorney for the applicant came forward.

Ms. Kapner explained that proper notice had not been given to all property owners within 200 feet of the subject property.

Ms. Caride stated that the Board has no jurisdiction to hear the application without proper notice.

8. APPLICANT #5 – Adam Roszkowski

9 Youngs Place, Block 1810, Lot 17

Mr. Roszkowski came forward and told the Board that Gary Zalarick, his attorney, is not present.

Ms. Kapner explained that proof of notice was not provided.

Ms. Caride stated that the Board has no jurisdiction to hear the application without proof of notice.

9. RESOLUTIONS

Ms. Murray made a motion to memorialize the resolution of approval for Tracey DeCarlo, 596 Ash Ave., Block 1707, Lot 21. Mr. Esposito seconded the motion. VOTE: Mr. Mazzer, Ms. Murray, Mr. Rofofsky, Mr. Galbo, Mr. Gatto, Mr. Esposito and Mr. Browne – YES

Mr. Gatto made a motion to memorialize the resolution of approval for 22 Ottawa Avenue, LLC, 32-34 Platt Ave., Block 1707, Lot 21. Mr. Esposito seconded the motion. VOTE: Mr. Mazzer, Ms. Murray, Mr. Rofofsky, Mr. Gatto and Mr. Esposito - YES

10. MINUTES

Mr. Gatto made a motion to approve the minutes of the October 3, 2016 meeting. Ms. Murray seconded the motion. All in Favor – YES

11. VOUCHERS

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

Carroll Engineering, 09/30/16, 22 Ottawa Avenue, LLC, \$423

Carroll Engineering, 09/30/16, 22 Ottawa Avenue, LLC, \$740.25

Carroll Engineering, 09/30/16, LaRondine Corporation, LLC, \$1,057.50

Ms. Murray seconded the motion. All in Favor – YES

OPEN AND CLOSE TO THE PUBLIC

Mr. Gatto made a motion to open the meeting to the public. Mr. Esposito seconded the motion. All in Favor - YES

No public participation.

Mr. Gatto made a motion to close the meeting to the public. Mr. Esposito seconded the motion. All in Favor - YES

12. ADJOURN

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

Meeting Adjourned at 8:10 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary