

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, December 5, 2016.

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. Gatto, Mr. Esposito, Mr. Ratajczak, Mr. Browne and Mr. Schilp - PRESENT Mr. Mazzer and Mr. Zottarelli – ABSENT

Also present were Marlene Caride, Board attorney, Richard Brown, Board engineer and Gary Paparozzi, Board planner.

4. **APPLICANT #1 – Miryam Revoredo**

857 Saddle River Road, Block 1809, Lot 7

Miryam Revoredo and her son Fred S. Revoredo were sworn in.

Mr. Revoredo – We need to extend the paver driveway to go to the new garage, which was previously approved by the Board. We would like to make it wider to accommodate her van because she is handicapped. There is no parking allowed on Saddle River Road.

Mr. Gatto – I don't have a problem with it.

Mr. Browne – I agree.

Mr. Schilp made a motion to open the meeting to the public. Ms. Murray seconded the motion. All in Favor – YES

James Maniscalco, 20 Danna Way – The driveway size has tripled since I've lived there. They're way over on coverage.

Mr. Revoredo – The problem is that we can't get handicap parking on Saddle River Road.

Mr. Brown – Will the gravel drive on the survey remain or will that be removed?

Ms. Revoredo – We plan on putting pavers there.

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

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

APPLICATION APPROVED

5. **APPLICANT #2 – Alan Pinzon**

134 Cambridge Avenue, Block 1507, Lot 8

Santo Alampi, attorney for the applicant came forward.

Mr. Alampi – The work has started with permits. The contractor ran into a termite issue, which necessitated reframing the entire first floor on the existing foundation. Two levels of cinderblock were added, but no new footings. The framing is set back six inches from the original framing to create a 5 foot setback on that side.

Orestes Valella, architect for the applicant was sworn in.

Mr. Valella – I didn't draw the plans, but I have been briefed on the project by Jose Carballo. The lot is

undersized. The side yards were deficient. The second floor addition was setback to meet code. When they began construction, they determined that there was termite damage and it was structurally unsound. They rebuilt it, duplicating the existing condition.

The lot is undersized, a pre-existing condition. The single side yard is 5 feet on each side of the first floor and 5 feet on one side and 10 feet on the other side of the second floor.

Mr. Rofofsky – Does your client live there?

Mr. Alampi – Yes.

Mr. Brown – Was the original garage foundation used?

Mr. Valella – Yes. They only added block to go above the level for termites.

Ms. Caride marked the architectural plans Exhibit A-1 and the As Built survey Exhibit A-2.

Mr. Gatto – Will the shed be removed?

Mr. Alampi – It's gone.

Mr. Schilp made a motion to open the meeting to the public. Ms. Murray seconded the motion. All in Favor – YES

No public participation.

Mr. Schilp made a motion to close the meeting to the public. Ms. Murray seconded the motion. All in Favor – YES

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

APPLICATION APPROVED

6. APPLICANT #3 – Adam Roszkowski

9 Youngs Place, Block 1810, Lot 17

Gary Zalarick, attorney for the applicant came forward.

Mr. Zalarick – We understand that our notice is deficient. We would like to be heard at a special meeting.

Ms. Kapner – I will let you know what dates are available.

7. RESOLUTIONS

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

Approval for Russell Kelley, 110 Graham Terrace, Block 1509, Lot 8

Approval for Matthew Kelley, 78 Graham Terrace, Block 1514, Lot 2

Approval for Aquilino & Nancy Ulanday, 233 Evans Place, Block 1712, Lot 54

Mr. Esposito seconded the motion.

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

8. MINUTES

Mr. Gatto made a motion to approve the minutes of the November 7, 2016 meeting. Mr. Schilp seconded the motion. All in Favor – YES

9. COMMUNICATIONS

Mr. Gatto made a motion to accept and file communications.

10. MISCELLANEOUS

Ms. Caride – The Board can use the same date that the Township uses if you'd like.
Board Members agreed to use the same date that the Township uses.

Mr. Ratajczak – Does anyone know of any complaints filed against the Board?
Board Members – No.

11. VOUCHERS

Mr. Gatto made a motion to approve the following voucher provided funds are available.
Gary Papanozzi, 10/31/16, 22 Ottawa Avenue, \$123.75
Mr. Browne seconded the motion. All in Favor - YES

12. OPEN AND CLOSE TO THE PUBLIC

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

13. ADJOURN

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

Meeting Adjourned at 8:13 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary