

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT

Following are the minutes of the Saddle Brook Zoning Board of Adjustment's Special Meeting, held on Tuesday, December 27, 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. Gatto, Mr. Esposito, Mr. Ratajczak and Mr. Browne - PRESENT Mr. Rofofsky, Mr. Schilp and Mr. Zottarelli – ABSENT

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

Mr. Ratajczak announced that the Reorganization Meeting and Regular Meeting will be held on January 9, 2017, beginning at 7:00 p.m.

4. **APPLICANT #1 – Adam Roszkowski**

9 Youngs Place, Block 1810, Lot 17

Gary Zalarick, attorney for the applicant came forward.

Mr. Zalarick – The applicant intends to occupy the home. The current home is small. They would like to expand 7 feet on the south side of the house, which creates a corner yard variance. We have 20 feet, where 25 feet are required. The rear addition provides a 12 foot setback; where 20 feet are required.

Marta Roszkowski was sworn in.

Ms. Roszkowski – The first floor will have a kitchen, family room, office and half bathroom. The second floor will have four bedrooms and two full bathrooms.

Mr. Gatto – What is the office for?

Ms. Roszkowski – It will be for our computer.

Mr. Brown – We haven't received revised plans to address my comments, but Mr. Zalarick can put it on the record that he will comply.

Ms. Roszkowski – I understand the comments and will comply.

Mr. Paparozzi – The Building Department should request a foundation location survey because these plans aren't sealed.

Mr. Zalarick – The application should state that the lot area is 10,702 square feet and that the property fronts 2 streets.

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. Gatto made a motion to approve the application provided the applicant satisfies the items in the Board engineer's December 21, 2016 letter. Mr. Ratajczak seconded the motion. VOTE: Mr. Mazzer, Ms. Murray, Mr. Gatto, Mr. Esposito, Mr. Ratajczak and Mr. Browne – YES

APPLICATION APPROVED

5. VOUCHERS

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

Marlene Caride, Esq., 12/11/16, General Legal Services (January – June 2016), \$1,215.50

Marlene Caride, Esq., 12/11/16, General Legal Services (July – December 2016), \$1,215.50

Marlene Caride, Esq., 12/11/16, 22 Ottawa Ave., LLC, \$478.50

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

6. OPEN AND CLOSE TO THE PUBLIC

Mr. Gatto 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.

7. ADJOURN

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

Meeting Adjourned at 7:47 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary