

**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, September 11, 2017.

1. At 7:30 p.m., Chairperson Gatto called the meeting to order.

2. **Salute to the Flag.**

3. **Roll Call:** Mr. Schilp, Mr. Ratajczak, Mr. Tokosh, Mr. Zottarelli and Mr. Gatto - PRESENT
Ms. Murray, Mr. Mazzer, Mr. Esposito, Mr. Sabani, Ms. Hascup and Mr. Manzo – ABSENT
Also present were Marlene Caride, Board attorney, Richard Brown, Board engineer and Gary Paparozzi, Board planner.

4. **APPLICANT #1 – Angela Gjorgoski**

297 Evans Place, Block 1711, Lot 22

Joseph Pera was sworn in.

Mr. Pera – We want to add-a-level and construct a front porch.

Mr. Brown – In my report, dated 08/16/17, I noted there was a slight discrepancy in the coverage amount on your plans and the Zoning Officer's letter. Overall, I would like to note that they are reducing the coverage amount.

Mr. Schilp – You will take the greenhouse down prior to construction?

Mr. Pera – We will use it to store the construction materials and take it down when we are finished.

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

No public participation.

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

Mr. Schilp made a motion to approve the application. Mr. Tokosh seconded the motion.

VOTE: Mr. Schilp, Mr. Ratajczak, Mr. Tokosh, Mr. Zottarelli and Mr. Gatto – YES

APPLICATION APPROVED

5. **APPLICANT #2 – Brian T. Sheppard**

34 Welcome Road, Block 503, Lot 4

Mr. Gatto recused himself.

Brian Sheppard was sworn in.

Mr. Ratajczak – I think Mr. Sheppard would need a sweep; all four sitting members would have to vote yes for his application to be approved.

Ms. Caride – Yes, all four must vote yes. If the applicant would like to wait until we have a full Board, he may request to have his application carried to the October 2, 2017 meeting.

Mr. Sheppard – I'll wait until October 2nd.

Mr. Gatto announced that the application will be carried to October 2, 2017 with no further notice.

APPLICATION CARRIED

**6. APPLICANT #3 – North Jersey Truck
236 Route 46, Block 105, Lot 4**

Allyson Kasetta, attorney for the applicant came forward.

Ms. Kassetta – We have a single story commercial building in the B-2 zone. The applicant proposes to install a flagpole in front of the building, which requires variances for maximum accessory structure height (30' permitted; 50' proposed), minimum side yard setback for an accessory structure (15' required; 3.288' proposed) and minimum separation between a principle and an accessory structure (requirement is equivalent to the height of the shorter, principle building, 24'6" required; 3' proposed).

Thomas G. Stearns, engineer for the applicant was sworn in.

Mr. Stearns – The site is on the southwesterly side of Route 46, east of U-Haul. The property has an odd, bow tie shape. The proposed flag pole is going at the easterly property line adjacent to the existing building at the intersection of the two buildings. We chose this location for a few reasons: visibility, least obstruction for the operation of the business and it will serve as a focal point. It will be three feet off of the existing building and 3.28 feet off of the property line. We're proposing a flagpole that is 50 feet high so that it is exposed above the building and so that the flag does not touch the building, even at half-mast. The parapet is 18' high. The flag pole isn't really an accessory structure, but for zoning purposes it is considered an accessory structure. The required distance between an accessory structure and the existing structure is based on the height of the lower structure. Therefore, the required separation between the building and the flagpole is 24'6". We have 3 feet. The other variance requested is the 3.8' side yard setback.

Mr. Brown – The only item outstanding on my August 22nd review letter is a signed and sealed survey.

Mr. Stearns – We will provide that.

Ms. Caride asked Mr. Stearns to mark the site plan Exhibit A-1.

Mr. Schilp made a motion; seconded by Mr. Zottarelli to open the meeting to the public. All in Favor – YES

No public participation.

Mr. Schilp made a motion; seconded by Mr. Zottarelli to close the meeting to the public. All in Favor – YES

Mr. Schilp made a motion; seconded by Mr. Ratajczak to approve the application.

VOTE: Mr. Schilp, Mr. Ratajczak, Mr. Tokosh, Mr. Zottarelli and Mr. Gatto – YES

APPLICATION APPROVED

7. RESOLUTIONS

Mr. Schilp made a motion; seconded by Mr. Ratajczak to adopt the resolution of approval for World Wheat Foundation, Inc., 30 Legregni St., Block 511, Lot 19.20.

VOTE: Mr. Schilp, Mr. Ratajczak, Mr. Tokosh and Mr. Gatto - YES

Mr. Schilp made a motion; seconded by Mr. Ratajczak to adopt the resolution of approval for Tully Realty, LLC, 306 Capitol Street, Block 105, Lots 28 & 29.

VOTE: Mr. Schilp, Mr. Ratajczak, Mr. Tokosh and Mr. Gatto – YES

8. MINUTES

Mr. Schilp made a motion to approve the minutes of the August 7, 2017 meeting. All in Favor - YES

9. VOUCHERS

Mr. Schilp made a motion; seconded by Mr. Ratajczak to approve payment of the following vouchers provided funds are available:

- Gary Pappozzi, 08/16/17, World Wheat Foundation, Inc., \$556.85
- Carroll Engineering, 09/07/17, Howie & Laureen Flecker, \$352.50
- Carroll Engineering, 09/07/17, Tully Realty, LLC, \$564
- Carroll Engineering, 09/07/17, Iryna & Yuriy Sirosh, \$70.50
- Carroll Engineering, 09/07/17, Joseph & Sheri DaCosta, \$70.50
- Carroll Engineering, 09/07/17, Furkat Turgunov, \$70.50
- Carroll Engineering, 09/07/17, Donald R. Giordano, \$141
- Gonzalez & Caride, Esqs., 07/25/17, Joseph & Sheri DaCosta, \$250
- Gonzalez & Caride, Esqs., 06/04/17, Sebastian & Maria Leone, \$250
- Gonzalez & Caride, Esqs., 08/01/17, Furkat Turgunov, \$250
- Gonzalez & Caride, Esqs., 08/01/17, Iryna & Yuriy Sirosh, \$250

All in Favor - YES

10. OPEN AND CLOSE TO THE PUBLIC

Mr. Schilp made a motion; seconded by Mr. Ratajczak to open the meeting to the public. Mr. Tokosh seconded the motion. All in Favor - YES

No public participation.

Mr. Schilp made a motion; seconded by Mr. Ratajczak to close the meeting to the public. All in Favor - YES

11. CLOSED SESSION

At 7:56, Mr. Schilp made a motion; seconded by Mr. Gatto to go into closed session.

At 8:24, Mr. Schilp made a motion; seconded by Mr. Tokosh to come out of closed session.

12. ADJOURN

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

Meeting Adjourned at 8:24 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary