

**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 6, 2017.

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

**2. Salute to the Flag.**

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

**4. APPLICANT #1 – Brian T. Sheppard**

34 Welcome Road, Block 503, Lot 4

Mr. Gatto recused himself.

Ms. Murray sat in as chairwoman.

Brian T. Sheppard was sworn in.

Mr. Sheppard handed out updated plans to the Board.

Mr. Sheppard – These plans are highlighted to show the proposed six foot high fence location.

Ms. Caride marked these plans Exhibit A-1.

Mr. Ratajczak – How many feet wider will the driveway be?

Mr. Sheppard – Five feet. The curb cut will be 20 feet; the same width as the driveway.

Mr. Ratajczak – Is there a stop sign by the bend in the road?

Mr. Sheppard – No.

Mr. Ratajczak – Backing out of the driveway is not safe. The town should put in a stop sign.

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

No public participation.

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

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

VOTE: Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Ratajczak, Mr. Esposito and Mr. Tokosh – YES

**APPLICATION APPROVED**

**5. APPLICANT #2 – Michael P. Giovannone**

266 Oxford Avenue, Block 1410, Lot 2

Mr. Esposito and Mr. Sabani recused themselves because their property is located within 200 feet of the subject property.

Mr. Manzo sat in.

Pasquale Giovannone, the applicant's father, was sworn in.

Mr. Giovannone – My son's house was damaged when it got struck by lightning and went on fire in August. Since he has to replace the roof, he decided he would like to put on a second floor addition. The addition would make the home approximately 2,200 square feet. There are two other homes in the neighborhood with a similar side yard deficiency (showed photos).

Mr. Paparozzi – It will not go over coverage.

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

No public participation.

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

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

VOTE: Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Ratajczak, Mr. Tokosh, Mr. Manzo and Mr. Gatto – YES

## **APPLICATION APPROVED**

### **6. APPLICANT #3 – Melissa & James Brickley 216 Wilson Street, Block 1707, Lot 3**

Melissa & James Brickley were sworn in.

Ms. Brickley - We would like to put in a 12' x 24' above ground pool.

Mr. Paparozzi – Where will the pool equipment be located?

Mr. Brickley – It will be on the opposite side of the pool from the shed. It will be at least 6 feet from the property line. There will be no heater.

Ms. Murray – Mr. Brown's letter asks for the location of backwash. You should show it to the Building Inspector.

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

No public participation.

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

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

VOTE: Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Ratajczak, Mr. Esposito, Mr. Tokosh and Mr. Gatto – YES

## **APPLICATION APPROVED**

### **7. RESOLUTIONS**

Mr. Schilp made a motion; seconded by Mr. Ratajczak to adopt the resolution of approval for Howie & Laureen Flecker, 261 Nedellec Dr., Block 1407, Lot 19.

VOTE: Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Ratajczak, Mr. Esposito and Mr. Gatto - YES

Mr. Schilp made a motion; seconded by Ms. Murray to adopt the resolution of approval for Donald R. Giordano Trust Agreement, 126 Route 46, Block 404, Lot 3.

VOTE: Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Ratajczak, Mr. Esposito, Mr. Tokosh and Mr. Gatto – YES

### **8. MINUTES**

Mr. Schilp made a motion; seconded by Ms. Murray to approve the minutes of the October 2, 2017 meeting. All in Favor - YES

## **9. VOUCHERS**

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

- Carroll Engineering, 10/17/17, Raymond Larger, \$352.50
- Carroll Engineering, 10/17/17, Angela Gjorgoski, \$141
- Carroll Engineering, 10/17/17, Tully Realty, \$246.75
- Carroll Engineering, 10/17/17, Brian Sheppard, \$282
- Carroll Engineering, 10/17/17, Donald R. Giordano 2009 Trust, \$423
- Carroll Engineering, 10/17/17, World Wheat Foundation, \$352.50
- Gonzalez & Caride, Esqs., 10/27/17, Howard & Laureen Flecker, \$250
- Gonzalez & Caride, Esqs., 10/27/17, Alexander Mykula, \$250
- Gonzalez & Caride, Esqs., 10/27/17, Elias & Marilyn Khoury, \$250
- Gary Paporozzi, 10/30/17, The Donald R. Giordano 2009 Trust Agreement, \$371.25

All in Favor - YES

## **10. ETHICS TRAINING**

Ms. Caride – Ethics training has to do with conflict of interest. The Financial Disclosures are done to ensure that there is no conflict. You shouldn't do anything that can create a conflict of interest, such as have a family member before the Board. You should let the Board attorney know if you think you may have a conflict. Don't take gifts from people. Information you receive as a Board member is private, until it becomes public at a meeting. You should not discuss any information that is private with anyone, even a family member. If you have a conflict, you cannot participate on an application unless you are a homeowner within 200 feet.

Mr. Ratajczak read page 12, regarding official misconduct, in the handout.

Mr. Ratajczak – Jason Mazzer, a Board member, was operating an illegal apartment with asking for a variance first and he threatened me.

Ms. Caride – We have to treat each other and the public with courtesy. We, as Board members, represent this town.

Mr. Ratajczak – What happens if someone is not truthful on their financial statement?

Ms. Caride – If you feel it is not correct, you would have to call the financial office for the state.

## **11. OPEN AND CLOSE TO THE PUBLIC**

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

No public participation.

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

## **12. ADJOURN**

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

Meeting Adjourned at 8:31 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary