

**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, February 5, 2018.

1. At 7:30 p.m., Chairwoman Murray called the meeting to order.

2. Salute to the Flag.

3. Roll Call: Mr. Gatto, Mr. Mazzer, Mr. Schilp, Mr. Ratajczak, Mr. Esposito, Mr. Sibani, Mr. Manzo and Ms. Murray - PRESENT Mr. Tokosh, Ms. Hascup and Mr. Duffy - ABSENT
Also present were Stephen Pellino, Board attorney, Robert Costa, Board engineer and Gary Paparozzi, Board planner.

4. SWEAR IN MEMBER

Mr. Pellino sworn in Jason Sibani as First Alternate.

5. APPLICANT #1 – Karen Vermilyea

592 Elm Avenue, Block 1708, Lot 16

Karen Vermilyea was sworn in.

Ms. Vermilyea – We want to do an add-a-level and front porch.

Mr. Schilp – Will the porch come out to the wall?

Ms. Vermilyea – It will come out to the end of the platform.

Mr. Costa – This application was reviewed by Carroll Engineering. The variances requested are: minimum lot size, minimum lot frontage, minimum single side, minimum combined side yard, maximum accessory coverage and maximum lot coverage.

Mr. Paparozzi – The variances listed by the architect are inconsistent with the Zoning Officer's review. They should coincide. Also, the existing building should say that it is 1 ½ stories on the plot plan and the zoning chart.

Mr. Sibani made a motion; seconded by Mr. Gatto to open the meeting to the public. All in Favor – YES
No public participation.

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

Mr. Esposito made a motion; seconded by Mr. Ratajczak to approve the application for the following variances: maximum accessory coverage (25.4%), Maximum lot coverage (51%), Minimum lot size (5,000 sq. ft.), minimum lot frontage (50 ft.), minimum single side yard (0.95 ft.) and minimum combined side yard (4.42 ft.).

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

APPLICATION APPROVED

6. APPLICANT #2 – Serhiy Alekseyenko

151 Alberta Drive, Block 1503, Lot 16

Serhiy Alekseyenko was sworn in.

Mr. Alekseyenko – I want to renovate this house. I am a contractor. I'm hoping to move there, otherwise I will sell it. I'd like to add a garage.

Ms. Murray – The back door is broken open. You need to keep the property secure.

Mr. Alekseyenko – I bought it at the sheriff's sale and did not have access until last week. I will take care of this tomorrow.

Mr. Gatto – I have a problem with the basement entrance. The Township code allows a Bilco door. A regular door means it could be turned into a two-family house.

Mr. Alekseyenko – I thought it would be convenient to go out to the back yard. I can change it to a Bilco door.

Mr. Schilp – The water table in that area is high. Most houses there are on a slab.

Mr. Alekseyenko – I will be sure to add French drains and a sump pump.

Mr. Costa – You can put in drainage. I would recommend two SC740's, schedule 40 piping. Remove soil or show on a plot plan how it will be regraded.

Mr. Paparozzi – The driveway is close to the property line. The property line should be staked out to avoid a problem. After framing, they should check the height to make sure it doesn't exceed 28 feet.

Mr. Gatto made a motion; seconded by Mr. Sibani to open the meeting to the public. All in Favor – YES
John Rendzia, 150 Alberta Drive, was sworn in.

Mr. Rendzia – I agree; the basement door should be a Bilco door. Was a certified survey submitted?
The garage will be within a few inches of the property line.

Ms. Murray – The drawings show the garage is 5.1 feet from the property line.

Mr. Rendzia – The Master Plan and zoning requirements should be adhered to. There is no need shown for granting this. If he needs square footage, he should bump it out the back. Recently, there was a tragedy in Teaneck where a house burned down and the house next door was burned because it was within 10 feet of the house that was on fire. Houses shouldn't be this close together.

Tom and Geraldine McHale, 155 Alberta Drive, were sworn in.

Mr. McHale – We have the same concerns: space, changing the neighborhood and no need. The water table is a concern. I have French drains and sump pumps.

Ms. McHale – We're the house on the garage side. When I look out my window, I'll be looking at their garage.

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

Mr. Ratajczak to Mr. Costa – Did you say he has to put in two tanks?

Mr. Costa – The Board should send a letter to the mayor and Council about a soil moving ordinance. The driveway is right on the property line. He could move it over a little bit. He could make it pavers so it won't affect the neighbors. Also, he could put in some landscaping.

Mr. Alekseyenko – I was considering a six-foot fence and arborvitae.

Mr. Costa – Could you hip the roof on that side instead of a gable to bring the scale down?

Mr. Alekseyenko – Yes. Sure.

Mr. Mazzer – He's very close in height. That bedroom may be useless.

Mr. Gatto – Can you slide the driveway over five feet to put in some greenery?

Mr. Alekseyenko – Sure.

Mr. Paparozzi – RSIS requires 2 ½ parking spaces for 4 bedrooms. If the study becomes a bedroom, they need a parking variance. Also, the plans should label the basement rooms.

Mr. Gatto – What is the finished ceiling height in the basement?

Mr. Alekseyenko – Eight feet.

Mr. Ratajczak – If you sell the house, the buyer could make modifications without coming back to the Board: such as a study becomes a bedroom.

Mr. Alekseyenko – I could make the changes.

Ms. Murray – We would like to see new plans.

Mr. Alekseyenko – Can I have the Building Department check the revision?

Mr. Costa – The Board should see what they are approving. There have been a lot of suggestions.

Mr. Gatto made a motion; seconded by Mr. Sibani to carry the application, with no further notice, to the March 5th meeting.

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

APPLICATION CARRIED

7. RESOLUTIONS

A.) Mr. Ratajczak – I do not believe there was an option to pile snow in the back.

Mr. Pellino – I listened to the recording and read the minutes. First, they discussed moving it to the back. If it was too much, it would need to be taken away. The goal was to make sure it would always be clear for parking.

Mr. Ratajczak – How much snow? I also believe that the use he came in for is not what it is being used for. It's a service shop, not an office. I'm going to appeal this.

Mr. Schilp made a motion; seconded by Mr. Gatto to adopt the resolution of approval for Andrew Spano, Jason Mazzer and Jason Mazzer Plumbing & Heating, LLC, 238 Market Street, Block 513, Lot 2.

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

B.) Mr. Gatto made a motion; seconded by Mr. Mazzer to adopt the resolution of approval for Marek & Joanna Sobocinski, 471 Burgess Drive, Block 1508, Lot 9.

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

C.) Mr. Gatto made a motion; seconded by Mr. Esposito to adopt of the resolution of approval for Joyce & Sylvester Larena, 461 John Ochs Drive, Block 1403, Lot 32. VOTE: Mr. Gatto, Mr. Mazzer, Mr. Schilp, Mr. Ratajczak, Mr. Esposito, Mr. Sibani and Ms. Murray – YES

D.) Mr. Gatto made a motion; seconded by Mr. Esposito to adopt the resolution of approval for Suzanne Mattila, 105 Platt avenue, Block 601, Lot 20.

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

E.) Mr. Schilp made a motion; seconded by Mr. Esposito to adopt the resolution of approval for Raymond Larger, 247 President Street, Block 105, Lot 6.

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

F.) Mr. Gatto made a motion; seconded by Mr. Esposito to adopt the resolution of approval for Papaiya Real Estate Investment, LLC and Krina Real Estate, LLC, 66 & 70 Market Street, Block 619, Lots 1 & 2. VOTE: Mr. Gatto, Mr. Schilp, Mr. Esposito, Mr. Sibani and Ms. Murray - YES

8. MINUTES

Mr. Gatto made a motion; seconded by Mr. Mazzer to approve the minutes of the January 8, 2018 meeting. VOTE: Mr. Gatto Mr. Mazzer, Mr. Manzo and Ms. Murray – YES

Mr. Schilp made a motion; seconded by Mr. Esposito to approve the minutes of the January 15, 2018 meeting. VOTE: Mr. Gatto, Mr. Mazzer, Mr. Schilp, Mr. Ratajczak, Mr. Esposito, Mr. Sibani and Ms. Murray - YES

9. VOUCHERS

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

10. OPEN AND CLOSE TO THE PUBLIC

Mr. Schilp made a motion; seconded by Mr. Sibani to open the meeting to the public. All in Favor – YES
No public participation.

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

11. ADJOURN

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

Meeting Adjourned at 8:45 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary