

**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, March 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. Ratajczak, Mr. Esposito, Mr. Manzo, Mr. Duffy and Ms. Murray - PRESENT                      Mr. Schilp, Mr. Tokosh, Mr. Sibani and Ms. Hascup - ABSENT

Also present were Stephen Pellino, Board attorney, Robert Costa, Board engineer and Gary Paparozzi, Board planner.

**4. SWEAR IN NEW MEMBER**

Mr. Pellino swore in John Duffy as 4<sup>th</sup> alternate.

**5. APPLICANT #1 – Serhiy Alekseyenko**

151 Alberta Drive, Block 1503, Lot 16

Mr. Duffy stated that he listened to the recording of the February 5, 2018 meeting.

Mr. Pellino reminded Serhiy Alekseyenko that he is still under oath.

Mr. Alekseyenko – I had the following changes made to the plans:

1. The basement entrance was removed.
2. The driveway was shortened by a few feet.
3. The side setback is six feet, instead of five feet.
4. A sump pump has been added.
5. The basement use is now listed as "play area".
6. The "office" was changed to make it clear that it cannot be used as a bedroom.

Mr. Gatto – It looks like you did what we asked you to do.

Mr. Mazzer – I think a seepage pit is a good idea. I don't see it on here.

Mr. Costa – You'll need to put stone under the paver driveway, which will affect the size of the tank or tanks needed. Stormwater management and landscaping should be listed in the resolution. Also, you said you were installing a new fence.

Mr. Alekseyenko – Yes.

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

Tom McHale, 155 Alberta Drive was sworn in.

Mr. McHale – Where will the sump pump pump to?

Mr. Costa – It will have to tie into a seepage pit. If it's a tremendous amount of water, it will have to go to the storm system in the street. It cannot go to your property.

Mr. McHale – A recent house fire on Hayes Drive affected the next-door neighbor's house.

Ms. Murray – I looked at that one. The shed was much closer to the neighbor's house than this will be.

John Rendzia, 150 Alberta Drive was sworn in.

Mr. Rendzia – Since the applicant has owned the property, no one has come by to see if anything needs to be addressed after the storm. A portion of their fence is on the neighbor's property. Also, there is a dangerous tree in front of the house that has raised a portion of sidewalk a foot above grade. The snow has not been shoveled. I don't see the necessity to increase the size of the home beyond what is allowed. I urge the Board to reject this for side yard setbacks.

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

Mr. Ratajczak – Can you take the tree down and replace the sidewalk?

Mr. Alekseyenko – Yes.

Mr. Pellino – The variances requested include: combined side yard (13.3' proposed, 16.8' required), single side yard (6' proposed, 10' required), lot size (5,724.20 sq. ft. existing, 6,500 sq. ft. required) and lot frontage (56' existing, 65' required).

Mr. Gatto made a motion; seconded by Mr. Ratajczak to approve the application with the following conditions: 1.) remove dangerous tree; 2.) new sidewalk; 3.) stormwater management plan; 4.) sump pumps tied into seepage pits or storm system in street; 5.) camera sewer lateral; 6.) install stone under pavers; 7.) no regrading of the property; and 8.) landscaping by the driveway.

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

## **APPLICATION APPROVED**

### **6. RESOLUTION**

Mr. Gatto made a motion; seconded by Mr. Mazzer to adopt the resolution of approval for Karen Vermilyea, 592 Elm Avenue, Block 1708, Lot 20.

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

### **7. MINUTES**

Mr. Gatto made a motion; seconded by Mr. Mazzer to approve the minutes of the February 5, 2018 meeting with the following corrections: Change #8 to read Mr. Gatto and change #5 to 592 Elm Ave.

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

### **8. VOUCHERS**

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

Basile Birchwale & Pellino, 02/12/18, Sobocinski, \$250

Basile Birchwale & Pellino, 02/12/18, Larena, \$250

Basile Birchwale & Pellino, 02/12/18, Mattila, \$250

Basile Birchwale & Pellino, 02/12/18, Larger, \$687.50

Basile Birchwale & Pellino, 02/12/18, Papaiya/Krina, \$750

Basile Birchwale & Pellino, 02/13/18, Vermilyea, \$250

Basile Birchwale & Pellino, 03/01/18, Litigation, \$125

Basile Birchwale & Pellino, 03/01/18, Alekseyenko, \$312.50

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

**9. OPEN AND CLOSE TO THE PUBLIC**

Chairwoman Murray opened the meeting to the public.

No public participation.

Mr. Gatto made a motion to close the meeting to the public.

**10. CLOSED SESSION TO DISCUSS LITIGATION**

Mr. Gatto made a motion; seconded by Mr. Duffy to go into closed session to discuss litigation. All in Favor - YES

Mr. Gatto made a motion; seconded by Mr. Duffy to come out of closed session. All in Favor – YES

**11. ADJOURN**

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

Meeting Adjourned at 8:16 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary