

**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, August 6, 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. Tokosh, Mr. Manzo, Mr. Duffy and Ms. Murray - PRESENT      Mr. Sibani – ABSENT      Also present were Stephen Pellino, Board attorney, Robert Costa, Board engineer and Gary Paparozzi, Board planner.

**4. NEW BUSINESS**

**Carolyn Frei**

**47 Woodward Street, Block 615, Lot 4**

Carolyn Frei and her daughter, Jennifer Vidiaev were sworn in.

Ms. Murray – The applicant is asking for variances for pre-existing nonconformities.

Mr. Pellino – According to the Zoning Officer, they were denied for single side yard and combined side yards. The architectural plans and Rob Costa show no variances. In my opinion, when you have an undersized lot as they do, and an existing undersized lot and front yard, any addition exacerbates the conditions and would warrant variances.

Mr. Costa – There were two surveys. The Troast survey was not on the original architectural plans. The new plans say that the Troast survey is correct. According to Mr. Paparozzi, if that's true, the dimension of the house with the setbacks don't fit on the lot.

Mr. Mazzer – There's an overhang on the second floor.

Mr. Paparozzi – The numbers don't add up to the property width of 53.12 feet.

Ms. Vidiaev – The architectural plans are prepared by the homeowner, not an architect. We never had a survey from Celentano. We only had surveys (1991 & 2018) by Troast. We put the wrong number on the site plan.

Mr. Costa – The house exists. They're just putting a 6.5 x 4.5 addition in the front and extending over it. I think the Board can proceed. If the Troast survey is correct, the first floor setback is six feet and the second floor setback is four feet. Will there be any windows on that side?

Ms. Vidiaev – No.

Mr. Costa – The only other thing is that the Troast survey has a lot of other stuff: driveways, block, wood deck, etc. I don't think you need a coverage variance, but I'm not sure. If the Board approves the application, I recommend an As Built survey to ensure you don't go over on lot coverage. If you do go over, you will need to either remove some of the coverage or apply for a lot coverage variance. We were asking for drainage. Since the additional coverage is negligible, they're requesting a waiver. I'm okay with that, if they have roof leaders.

Mr. Gatto made a motion; seconded by Mr. Schilp to open the meeting to the public.

No public participation.

Mr. Schilp made a motion; seconded by Mr. Gatto to close the meeting to the public.

Mr. Pellino – The variances required are for single side yard (4'), combined side yard (12.2'), lot size, lot width and front yard setback. The condition mentioned was for an As Built survey when they are done, including lot coverage computed by the surveyor.

Mr. Schilp made a motion; seconded by Mr. Gatto to approve the application with the condition that the applicant submits an As Built survey, showing lot coverage calculations computed by the surveyor, not to exceed the maximum coverage amount allowed.

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

#### **APPLICATION APPROVED**

#### **5. MINUTES**

Mr. Schilp made a motion; seconded by Mr. Tokosh to approve the minutes of the July 9, 2018 meeting.

VOTE: Mr. Gatto, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Mr. Manzo, Mr. Duffy and Ms. Murray - YES

#### **6. COMMUNICATIONS**

Mr. Gatto made a motion to receive and file the communications. All in Favor - YES

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

Mr. Gatto made a motion; seconded by Mr. Schilp to open the meeting to the public.

No public participation.

Mr. Gatto made a motion; seconded by Mr. Schilp to close the meeting to the public.

#### **8. CLOSED SESSION**

Between 8:05-8:15 the board conducted a closed session to discuss litigation.

#### **9. ADJOURN**

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

Meeting Adjourned at 8:15 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary