

**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, January 14, 2019.

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

2. Salute to the Flag.

3. Roll Call: Mr. Esposito, Mr. Gatto, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Mr. Manzo, Mr. Duffy and Ms. Murray – PRESENT Mr. Bennett - ABSENT

Also present were Stephen Pellino, Board attorney, Chris Briglia, Board engineer and Gary Paparozzi, Board planner.

4. APPLICANT #1 – R & R Plaza

336 President Street, Block 113, Lot 1

Mr. Pellino – At the suggestion of the Board, this application was continued from the December meeting. The applicant said earlier this month they wouldn't be proceeding at tonight's meeting. The attorney for the applicant sent a letter to the Board today requesting they adjourn the application to the February meeting. If the Board grants the adjournment, it should be on the condition that they waive the time. Also, they should be told that the Board may not be so generous next time.

Mr. Paparozzi – They had no architectural floor plans of the building or anything showing previous approvals for the 6 apartments in their application packet. At the December meeting the Board asked them to provide them with the plans. To date, they have not submitted them. We may want to remind them.

Ms. Murray to Mr. Pellino – Would you please respond to the applicant's attorney that we will carry the application to the February meeting, if they waive the time and provide new notice? In the response, let them know we would like the documents previously requested.

Mr. Schilp made a motion; seconded by Mr. Gatto to have Mr. Pellino draw a letter to R & R Plaza's attorney. VOTE: Mr. Esposito, Mr. Gatto, Mr. Mazzer, Mr. Schilp, Mr. Sibani, Mr. Tokosh and Ms. Murray - YES

5. MISCELLANEOUS

Corey Klein, an attorney representing 270 Market LLC came forward.

Mr. Pellino – Mr. Klein's client filed an application with the Board. It has not been determined complete yet.

Mr. Klein – I apologize for sending notice prior to being deemed complete. We will renote. We would like the Board to announce that we will be carried.

Ms. Murray made the announcement and asked Mr. Klein to make sure the application is deemed complete before sending further notice.

6. APPLICANT #2 – Steven Wildrick

258 John Ochs Drive, Block 1405, Lot 5

Mr. Tokosh recused himself because he lives in the same neighborhood. Mr. Manzo sat in for Mr. Wildrick.

Steven Wildrick was sworn in.

Mr. Wildrick – We are looking to expand our house by adding two bedrooms and one bathroom to the side. We need a side yard and combined side yard variances. It will be a single story addition going over the existing driveway.

Ms. Murray – The architect should update the plans because he shows two first floor plans.

Mr. Briglia – Three parking spaces are required. The driveway is only 17 feet wide.

Mr. Paparozzi – The Board may want to grant a variance.

Ms. Murray – You may want to go one foot wider on the driveway so at least it will be wide enough for two cars.

Mr. Wildrick – Yes.

Mr. Pellino – Are you removing the part of the driveway behind the addition?

Mr. Wildrick – Yes.

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

Mr. Sibani 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. Sibani to approve the application. VOTE: Mr. Esposito, Mr. Gatto, Mr. Mazzer, Mr. Schilp, Mr. Sibani, Mr. Manzo and Ms. Murray – YES

APPLICATION APPROVED

7. RESOLUTIONS

A.) Mr. Schilp made a motion; seconded by Mr. Sibani to adopt the following resolutions:

- 1.) Appointing Nancy Murray as Chairwoman; 2.) Appointing Joseph Schilp as Vice Chairman;
- 3.) Appointing Jayne Kapner as Secretary; and 4.) Designating Our Town as Official Newspaper.

VOTE: Mr. Esposito, Mr. Mazzer, Mr. Schilp, Mr. Sibani, Mr. Tokosh, Mr. Duffy, Ms. Murray – YES

B.) Mr. Schilp made a motion; seconded by Mr. Tokosh to adopt the following resolutions:

- 1.) Regarding Compensation of Professionals, 2.) Authorizing Contract with Stephen F. Pellino, Esq./Basile Birchwale & Pellino, LLP; 3.) Authorizing contract with Christopher Briglia/Carroll Engineering; 4.) Authorizing Contract with Gary Paparozzi/Paparozzi Associates, Inc.; and 5.) Regarding Completeness Determinations.

VOTE: Mr. Esposito, Mr. Mazzer, Mr. Schilp, Mr. Sibani, Mr. Tokosh, Mr. Duffy, Ms. Murray – YES

C.) Mr. Schilp made a motion; seconded by Mr. Sibani to adopt the revised 2019 regular meeting calendar and resolution of same. VOTE: Mr. Esposito, Mr. Mazzer, Mr. Schilp, Mr. Sibani, Mr. Tokosh, Mr. Duffy, Ms. Murray – YES

8. MINUTES

Mr. Schilp made a motion; seconded by Mr. Sibani to approve the minutes of the December 3, 2018 meeting. All in Favor - YES

9. COMMUNICATIONS

Mr. Schilp made a motion to accept and file the communications.

10. VOUCHERS

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

- Basile Birchwale & Pellino, LLP, 12/03/18, R&R Plaza, \$437.50
- Basile Birchwale & Pellino, LLP, 12/03/18, Castro, \$250
- Basile Birchwale & Pellino, LLP, 12/03/18, Select Medical Corp., \$125
- Basile Birchwale & Pellino, LLP, 12/03/18, Leone, \$250
- Basile Birchwale & Pellino, LLP, 01/02/19, R&R Plaza, \$375

All in Favor - YES

11. OPEN AND CLOSE TO THE PUBLIC

Mr. Schilp made a motion 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. All in Favor - YES

12. ADJOURN

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

Meeting Adjourned at 7:58 p.m.

Respectfully Submitted,

Jayne Kapner, Secretary