

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Tuesday, October 20, 2020 at 7:30 p.m., at The Saddle Brook Senior Center.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gierck, Mr. Verile, Mr. Maniscalco, Mayor White and Mr. Cook - PRESENT
Mr. Compitello, Mr. Mazzone and Mr. Camporeale - ABSENT
Also present were Stephen Pellino, Board attorney, Chris Briglia, Board engineer and Gary Paparozzi, Board planner.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. OLD BUSINESS

A.) Subdivision Application – 76 Catherine, LLC 76 Catherine Avenue, Block 609, Lot 6

Mr. Pellino – The applicant's attorney sent a letter asking that the matter be carried to the November meeting. That brings up the questions of when we're going to have the meeting. We should decide now because the applicant is asking that we waive further notice, so we would have to make an announcement here at the meeting when the next meeting would convene. Ms. Kapner – the Board usually meets on the third Tuesday of every month, but in November we push it back one week to avoid a conflict with the League of Municipalities Conference. This year, that conference is going to be held virtually. We can have the meeting on the 17th or we can leave it on the 24th.

Mr. Maniscalco – The 17th works for me.

Members of the Board – November 17th is good.

Mr. Pellino – So the consensus is the meeting is going to be moved to the 17th at 7:30 p.m., here at The Senior Center.

APPLICATION CARRIED TO NOVEMBER 17, 2020 WITH NO FURTHER NOTICE

B.) Site Plan Waiver Application – Bogopa Saddle Brook, LLC 270 Market Street, Block 512, Lot 2

Corey Klein, attorney for the applicant came forward.

Mr. Klein – We are requesting that the application be carried without further notice to the next meeting. We consent to an extension of the statutory period for the Board to act.

APPLICATION CARRIED TO NOVEMBER 17, 2020 WITH NO FURTHER NOTICE

5. NEW BUSINESS

Ordinance #1689-20

Mr. Pellino - This ordinance was referred to the Planning Board by the mayor and Council as required by the Municipal Land Use Law, as it is a zoning ordinance. The Board's job is to 1.) confirm that it is consistent with the Master Plan, and 2.) make recommendations, if any, concerning the ordinance. The idea of the ordinance is to limit site obstructions on properties. The old ordinance was limited to corner lots. The new ordinance would apply to all lots, not just corner lots. It also makes clear that corner lots have to observe two front yards because the

obstruction area is within the front yard setback. The proposed ordinance also gives the Construction Official the ability, even if someone is in compliance with the ordinance as an existing structure (grandfathered), to make them remove it if he finds it is a safety hazard. Mr. Ambrogio – We didn't have anything in our ordinance regarding bushes in the front yard. We have an ordinance about fences in the front yard, because they create a site obstruction for people backing out of their driveways. The purpose of this new ordinance is to include bushes creating an obstruction, so they don't have a safety hazard. The Board made a motion to recommend the ordinance. All in Favor – YES
Mr. Pellino - I will write a report to that effect.

6. MINUTES

Mr. Browne made a motion; seconded by Councilman Gieriek to adopt the minutes of the September 15, 2020 meeting. All in Favor - YES

7. CORRESPONDENCE

Mr. Browne made a motion; seconded by Councilman Gieriek to read and file the correspondence. All in Favor – YES

8. VOUCHERS

Councilman Gieriek made a motion; seconded by Mr. Browne to pay the following vouchers, provided funds are available:

Carroll Engineering, 09/11/20, John P. Fontana, \$285.60
Carroll Engineering, 09/11/20, 281 President Street, LLC, \$298
Carroll Engineering, 09/11/20, 76 Catherine, LLC, \$1,601.75
Carroll Engineering, 09/11/20, TheSize Surfaces, SL, \$782.25
Carroll Engineering, 09/11/20, Township of Saddle Brook, \$335.25
Paparozzi Associates Inc., 09/23/20, Bogopa Saddle Brook, LLC, \$506.25
Paparozzi Associates Inc., 09/23/20, 76 Catherine, LLC, \$506.25
Basile Birchwale & Pellino, LLP, 10/01/20, 76 Catherine, LLC, \$312.50
Basile Birchwale & Pellino, LLP, 10/01/20, Bogopa Saddle Brook, LLC, \$312.50
Carroll Engineering, 10/12/20, TheSize Surfaces, \$298
Carroll Engineering, 10/12/20, 76 Catherine, LLC, \$767.25
Carroll Engineering, 10/12/20, Bogopa Saddle Brook, LLC, \$1,899.75
Carroll Engineering, 10/12/20, John P. Fontana, \$484.25
Return Unused Escrow, 10/20/20, TheSize Surfaces, SL, \$919.75

All in Favor - YES

9. OPEN AND CLOSE THE MEETING TO THE PUBLIC

Councilman Gieriek a motion; seconded by Mr. Browne to open the meeting to the public. All in Favor - YES

No public participation.

Councilman Gieriek made a motion; seconded by Mr. Browne to close the meeting to the public. All in Favor – YES

10. MISCELLANEOUS

Mr. Briglia updated the Board on the work done at 222 Floral Lane. Two truckloads (60-80 yards) of dirt were removed. They still need to York rake the property to level it off; then seed and fertilize.

11. ADJOURN

Councilman Gieriek made a motion; seconded by Mr. Browne to adjourn the meeting. All in Favor - YES

Meeting adjourned 7:55 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary