

**TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT MINUTES
January 11, 2021 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting on Monday, **January 11, 2021 immediately following the Reorganization Meeting at (The Saddle Brook Senior Center)**

1. CALL THE MEETING TO ORDER

Mr. Duffy calls the meeting to order at 7:12 p.m.

2. FLAG SALUTE

3. OPEN PUBLIC MEETING ACT: Adequate notice of this meeting has been sent to all members of the Zoning Board and to all legal newspapers in Accordance with all the Provisions of the "Open Meetings Act", Chapter 231, P.L. 1975.

4. ROLL CALL

Mr. Duffy, Mr. Gatto, Mr. Mazzer, Mr. Schilp, Mr. Manzo, Mr. Tokosh, Ms. Murray – PRESENT, Mr. Marz and Mr. Burbano ABSENT. Board Attorney Stephen Pellino and Board Engineer Anthony Kurus also in attendance.

5. NEW BUSINESS

A.) Leonardo & Bruna Castro, 301 Floral Lane, Block 1716, Lot 19

Applicant requests a rear paver patio, semi in-ground pool with deck and a master suite addition in noncompliance with Municipal Code #898, Section 206.

Mr. Pellino swears in Leonardo and Bruna Castro they say their names spell their last and give their address as 301 Floral Lane, Saddle Brook, NJ.

Mr. Duffy – Please explain what you would like to do.

Mr. Castro – Me and my wife would like to add an addition to our house, a master suite with a bathroom. We would also like to have a rear paver patio with a semi in-ground pool in our backyard.

Mr. Duffy – Mr. Kurus do you have any comments or questions?

Mr. Kurus – I know there was a new letter of denial that came about. Variance for front yard, building coverage, accessory coverage and lot coverage is that right?

Mr. Duffy – We have minimum corner lot code is 20 feet proposed is 11. 53 feet and that is existing. Maximum building proposing 27.5% maximum is 26% accessory is 18% proposed is 21.3% and maximum lot coverage 44% is code 48.8% is proposed.

Mr. Kurus – I didn't get a copy of the latest plan but my understanding is that the deck is actually smaller than what it said on the prior plan. So what is being proposed is better than what I saw last time.

Mr. Barrale – It's the other way around.

Mr. Kurus – Could you summarize what the change was so everybody is up to speed. What changed from the prior plan to the new one?

Mrs. Castro – If you look at the picture you know that yellow that should be the deck but the architect didn't extend it all the way towards the end of the pool. So it goes to where the pool ends.

Mr. Kurus – It goes the length of the pool.

Mrs. Castro – Exactly.

Mr. Kurus – I guess you made some of those changes that we asked for as far as depicting the variances that have been requested.

Ms. Murray – I have a question for you Mr. Kurus is the distance from the shed to the property line affect the minimum side yard? There is a metal shed in the back that is less than 5 feet away but the house has 10 foot distances on the side yards.

Mr. Kurus – I don't think they are changing the shed.

Ms. Murray – Does that affect the variance where you should be reading that instead. I'm not sure on the shed as opposed to the house.

Mr. Pellino – I think that sheds have a different setback right is it 3 feet.

Ms. Murray – No it's five.

Mr. Mazzer – The shed is existing and it's not a permanent structure.

Ms. Murray – I didn't know if it counted towards the side yard that was my question on the shed.

Mr. Kurus – Our comments were just for the architect to reflect the latest zoning letter of denial which looks like he has done that. We had a question I guess beneath the deck is going to be impervious coverage I think you said that last meeting. I don't have any other questions.

Mr. Schilp – You have a couple of concrete pads by the garage and one by the back door are they going to be pavers or are you leaving that concrete down.

Mr. Castro – The plan was to leave it in place.

Mr. Schilp – Where are you putting the filter for the pool?

Mrs. Castro – I contacted the pool company and we didn't go there yet we are just waiting for the approval I guess we will follow the guidance for the distance. We didn't even look at that. Do you have any?

Mr. Schilp – There are restrictions on it if we do approve it that will probably be one of the stipulations that you provide the information and that it goes, it's installed according to the town ordinances.

Mrs. Castro – I think that's what we had planned to go according to the guidance from the town.

Mr. Tokosh – Did the pool company mention anything about backwashing the pool because when you have a pool typically you have to backwash the filter. Also if the pool water is too high you may remove some of the water where is that water going to go?

Mrs. Castro – You mean when it rains?

Mr. Tokosh – Yeah when it rains the pool may get too high and also when you have to backwash the filter where is that going to go? The one spot I saw is maybe let it go to the driveway then out to the street but I'm not sure what you had planned.

Mr. Mazzer – It should just go to the curb. What he is trying to tell you is you can't put it in the sewer. You can't put it in the sewer but you can put it to your driveway. Most people just put it to the curb.

Mrs. Castro – Okay.

Mr. Duffy – I just need to clarify what was the change on the deck? The pool is oval correct?

Mrs. Castro – Exactly.

Mr. Duffy – The deck is going to run.

Mrs. Castro – Extend a little bit towards the end of the pool.

Mr. Duffy – Does that change any of the calculations?

Mr. Gatto – I just have one question. I see you are going to put the pool down in the ground. Is there going to be any effect of where you are going to put the dirt that is going to be removed? If it remains on the property it will screw up the drainage. Is the pool company going to take the soil away?

Mrs. Castro – That's the plan we are not planning on keeping any of that dirt.

Mr. Gatto – In other words everything is going remain the same and the soil is going to be removed?

Mr. Castro – Correct.

Mr. Duffy – It wouldn't be that much soil because there was a pool there before.

Mr. Gatto – Was there?

Mr. Duffy – Yeah so there is sand and sand mixture so under the pool is not standard soil underneath there so you wouldn't spread it around your yard. Are there any other questions?

Mr. Schilp makes a motion seconded by Ms. Murray to open the meeting to the public.

ALL IN FAVOR – YES.

Mr. Schilp makes a motion seconded by Mr. Gatto to close the meeting to the public.
ALL IN FAVOR – YES.

Mr. Schilp makes a motion seconded by Ms. Murray to approve the application with the stipulation that they provide the location of the filter motor so that it meets the town code.

Mr. Duffy, Mr. Gatto, Mr. Mazzer, Mr. Schilp, Mr. Manzo, Mr. Tokosh, Ms. Murray – YES.

6. RESOLUTIONS

No resolutions.

7. MINUTES

Meeting of December 21, 2020 Regular Meeting

Ms. Murray makes a motion seconded by Mr. Mazzer to approve the minutes. ALL IN FAVOR – YES.

8. VOUCHERS

Neglia Engineering Assoc., 11/14/20, RPM Hospitality Group, 129 Pehle Ave, Blk 1311, Lot 36 \$2070
Neglia Engineering Assoc., 11/14/20, Rupinder Khalsa, 488 Steinway Road, Block 702, Lot 10 \$360
Neglia Engineering Assoc., 11/14/20, Midland Commons 2, Van Bussum Ave, Blk 402, Lots 1-5 \$540
Neglia Engineering Assoc., 11/14/20, Carol Buchichio, 272 Oxford Ave, Block 1410, Lot 1 \$45

Mr. Schilp makes a motion seconded by Mr. Gatto to pay them if the funds are available.
ALL IN FAVOR – YES.

9. OPEN AND CLOSE MEETING TO THE PUBLIC

Mr. Schilp makes a motion seconded by Ms. Murray to open the meeting to the public.
ALL IN FAVOR – YES.

Mr. Schilp makes a motion seconded by Mr. Gatto to close the meeting to the public.
ALL IN FAVOR – YES.

Mr. Duffy – One last order of business our Secretary has handed out a list just to make sure everybody reviewed it so your current address, correct phone number and email address is on there. If there is any change just let Mr. Barrale know and we will make it available at the next meeting.
Mr. Schilp – Put Mr. Duffy on the bottom of the roll call sheet as Chairman because he is the deciding vote.

10. ADJOURN

Mr. Gatto makes a motion seconded by Mr. Schilp to adjourn the meeting.
ALL IN FAVOR – YES.
Meeting adjourned at 7:30 p.m.