

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, February 22, 2022 at 7:35 p.m.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gierek, Mr. Cook, Mr. Maniscalco and Mayor White - PRESENT
Mr. Compitello Ms. Barrale, Mr. Camporeale and Mr. Mazzone - ABSENT
Also present was Mr. Pellino, Board attorney.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. SITE PLAN APPLICATION

BT-Newyo, LLC, 280 NORTH MIDLAND AVE., BLOCK 1202, LOT 30

Mr. Maniscalco – The applicant has requested to be adjourned. The application will be carried with no further notice to the March 21, 2022 meeting 7:30 p.m., with no further notice.

5. REVIEW AND RECOMMEND ORDINANCE #1717-22

Mr. Pellino – The Mayor and Council have referred this ordinance to the Planning Board to 1.) to determine whether or not it is consistent with the Master Plan, and 2.) for whatever recommendations we have for its adoption. It takes Block 405, Lots 9, 10 & 11, presently zoned OMR, where industrial use is not permitted, and changes it to I zone. This is an industrial section of town.

Mr. Cook – I have no problem with it. I can't see why anyone would put office buildings there.

Mr. Pellino – The property is currently used as an industrial use by the owner Woit Industries. I would suspect the owners are probably thinking about selling it. The zone change makes it more salable. Right now, it's a nonconforming use, which means any change or expansion would require a d variance from the Zoning Board.

Mayor – That business has been in town for over 75 years and was passed down through the family. I think they're ready to do something with it. Everything around it is industrial.

Mr. Browne made a motion; seconded by Councilman Gierek to authorize Mr. Pellino to write a letter to the Mayor and Council saying that the Planning Board has found that the proposed ordinance is consistent with the Master Plan and the Planning Board recommends its adoption.

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gierek, Mr. Cook, Mr. Maniscalco and Mayor White - YES

6. RESOLUTIONS

Councilman Gierek made a motion; seconded by Mr. Browne to approve the following resolutions:

- A.) Appointing Chairman
- B.) Appointing Vice Chairman
- C.) Appointing Secretary
- D.) Regarding Compensation of Professionals
- E.) Authorizing Contract with Board Attorney
- F.) Authorizing Contract with Board Engineer
- G.) Authorizing Contract with Board Planner

- H.) Regarding Completeness Determinations
- I.) Resolution Authorizing 2022 Meeting Schedule
- J.) Resolution Designating Official Newspaper

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gieriek, Mr. Cook, Mr. Maniscalco and Mayor White - YES

7. MINUTES

Mr. Browne made a motion; seconded by Councilman Gieriek to approve the minutes of the January 17, 2022 reorganization meeting and the January 17, 2022 regular meeting.

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gieriek, Mr. Cook, Mr. Maniscalco and Mayor White - YES

8. CORRESPONDENCE

Councilman Gieriek made a motion; seconded by Mr. Browne to accept and file the correspondence received. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gieriek, Mr. Cook, Mr. Maniscalco and Mayor White - YES

9. VOUCHERS

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

Carroll Engineering, 01/26/22, B.P. Products North America, \$2,021.50

Carroll Engineering, 01/27/22, ECLC of NJ Pride Day Program, \$872.50

Basile Birchwale & Pellino, 02/01/22, ECLC of New Jersey Pride Day Program, \$187.50

Method Tactical, 02/22/22, Return Unused Escrow, \$1,621.89

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gieriek, Mr. Cook, Mr. Maniscalco and Mayor White - YES

10. OPEN AND CLOSE THE MEETING TO THE PUBLIC

Mr. Browne made a motion; seconded by Councilman Gieriek to open the meeting to the public.

All in Favor - YES

No public participation.

Mr. Browne made a motion; seconded by Councilman Gieriek to close the meeting to the public.

All in Favor – YES

11. ADJOURN

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

Meeting adjourned 7:54 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary