

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, March 18, 2024, 2024 at 7:30 p.m.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Councilman Gierek, Mr. Maniscalco, Mayor White (arrived at 7:38) Mr. Camporeale and Mr. Vermilyea – PRESENT Mr. Compitello and Ms. Barrale - ABSENT

Also present were Anthony Cialone, Board attorney, Anthony Kurus, Board engineer and Gary Paparozzi, Board planner.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. RESOLUTION

Approval for MOM New Jersey, LLC, 220 N. Fifth Street, Block 104, Lot 1
Mr. Cialone reviewed the resolution.

Mr. Ambrogio made a motion; seconded by Mr. Browne to memorialize the resolution of approval for MOM New Jersey, LLC, 220 N. 5th Street. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Councilman Gierek, Mr. Maniscalco, Mayor White - YES

5. NEW BUSINESS

A.) Minor Subdivision w/ Variances

Nancy Lovelace, 374 Floral Lane, Block 1402, Lot 3

William Mulder, attorney for the applicant came forward with Raphael Lovelace. Nancy Lovelace, applicant and Scott Pappolla, owner of lot 2, were in the audience.

Mr. Mulder - We're here for two issues. First is a minor subdivision, as shown on the site plan. Lot 2 is "L" shaped. We're looking to put the 25' x 50' in the backyard in line with lot 3. It would create a variance for lot 2 for lot size because it goes down to 6,250 square feet. It will also create a variance for accessory coverage 22.6%, where 18% is required. There are also numerous pre-existing issues, which would continue. The plan for the subdivided property would be to install an inground pool on lot 3. We have provided separate plans for the pool. Lot 3 will still be an undersized lot even with the additional property. We will be creating two additional variances. We are at 46% lot coverage and will go down to 45% with the increase in lot size. The accessory coverage will go from 25.67% to 28.5%, also a decrease. The pool will be a salt water pool with a cartridge filter. There will be drain water retention installed, as per the board engineer's comments. Lot 3 also has numerous pre-existing, nonconforming conditions.

Mr. LaGuardia – Are we approving just the subdivision? Will they have to go to the Zoning Board for the pool?

Mr. Cialone – No, this is it. We can grant the variances in connection with the subdivision. Then they would have to go to the Construction Official for their permits.

Mr. Maniscalco – It makes sense to make these lots the same size.

Mr. Paparozzi – There are some changes to be made if the application is approved. There are some errors on (Koestner's) the zoning chart. For example, for proposed lot 2.01 minimum side yard he has 6.68'. It's about 1'. Combined side yard setback is under 11', not 16.69'. He also has the maximum lot coverage for 3.01 at 39.92% when it's actually 45.5%. Also the driveway

on 374 is labelled as a blacktop, but it is a brick paver driveway, which would change the coverage.

Mr. Kurus – There were some comments on the Carroll Engineering report with respect to an initial technical review. If the application is approved, they'll need to supply storm drainage calcs and a storm drainage plan, which may have been submitted, but it's subject to our technical review if the application's approved. They need to make sure that the grading elevations don't negatively impact any of the adjacent properties. We would need information on the filter regarding backwash. We would do a review of the calcs, grading and drainage as a condition of approval.

Mr. Hickey – What variances are they applying for?

Mr. Paparozzi – You have two new c variances proposed for each lot. For proposed lot 2.01, minimum lot area 6,500 square feet is required, 6,250 square feet is proposed and maximum accessory coverage 18% is required, 22.6% is proposed. On proposed lot 3.01, maximum accessory coverage 18% is required, 28.5% is proposed and maximum lot coverage 44% is required, 45.5% is proposed. There are also several pre-existing variances. There will be a reduction to the coverage when the driveway is calculated as pavers. Mr. Koestner should revise his plans.

Mr. Cialone – If its approved, the board can make the approval subject to all those items being taken care of to the satisfaction of the planner and engineer.

Mr. LaGuardia – What is the pool constructed of?

Daniel Turitsyn of Everclear Pools & Spas was sworn in.

Mr. Turitsyn – This is going to be a vinyl pool. We prefer not to use galvanized panels, which corrode over time. We use zinc aluminum magnesium, which has great results. There will be concrete poured on top of the stone that goes around the panels. There's a bonding wire to each panel. These are cartridge filters. They get taken out once per year, washed off and put right back in. There's no backwashing, discharge or loose particles. Regarding drainage, we're about 90 cubic feet over. The tanks would go in at 128.9 cubic feet, so a depth of about 31 over. That's not including the soil perk test, which would help reduce that coverage as well, so we're completely overbuilt. We'll be retaining more than we were previously. This will be a salt water pool.

Mr. Browne made a motion; seconded by Mr. Camporeale to open the meeting to the public. All in Favor – YES

No public participation.

Mr. Camporeale made a motion; seconded by Mr. Browne to close the meeting to the public. All in Favor - YES

Mr. Cialone – For conditions, we have 1.) engineer needs to correct the zoning chart on the plan, subject to our planner's approval; 2.) engineer needs to correct the type of material on the driveway at 374 from asphalt to brick pavers; 3.) need to provide storm drainage calculations and plans, subject to the review of our engineer; 4.) ensure that their grading elevation doesn't affect the neighbors' properties; and 5.) the subdivision deed's transfer deed should be subject to my approval.

Mr. Paparozzi – No permits until the subdivision is perfected and the motion should be for the subdivision and site plan.

Councilman Gieriek made a motion; seconded by Mr. Browne to approve the subdivision and site plan application with the conditions listed by Mr. Cialone. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Councilman Gieriek, Mr. Maniscalco, Mayor White and Mr. Camporeale - YES

APPLICATION APPROVED

6. MINUTES

Mr. Browne made a motion; seconded by Mr. Camporeale to adopt the minutes of the February 26, 2024 meeting. All in Favor - YES

7. COMMUNICATIONS

Mr. Browne made a motion; seconded by Mr. Camporeale to accept and file the communications. All in Favor – YES

8. VOUCHERS

Mr. Ambrogio made a motion; seconded by Mr. Camporeale to pay the following vouchers, provided funds are available:

Neglia Engineering Associates, 02/13/24, MOM New Jersey, LLC, \$700

Neglia Engineering Associates, 02/13/24, Kowalski, \$847.50

Paparozzi Associates, Inc., 02/29/24, MOM New Jersey, LLC, \$1,026.25

Basile Birchwale & Pellino, LLP, 03/08/24, Megan's Organic Market, \$1,250

All in Favor - YES

9. 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. Cook made a motion; seconded by Councilman Gieriek to close the meeting to the public.

All in Favor - YES

10. ADJOURN

Mr. Browne made a motion; seconded by Mr. Camporeale to adjourn the meeting.

All in Favor - YES

Meeting adjourned 8:02 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary