

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT MINUTES
July 1, 2024 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday July 1, 2024 at **(Saddle Brook Municipal Complex, 55 Mayhill Street)**

1. CALL THE MEETING TO ORDER

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

Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Burbano, Mr. Francin, Mr. Manzo, Mr. Rizzo and Mr. Duffy – Present. Mr. Tokosh and Ms. Nobile are absent. Mr. Cialone the Board Attorney and Mr. Kurus the Board Engineer are also in attendance. Mr. Paporozzi the Board Planner is not present. Mr. Manzo sits in for Ms. Nobile and Mr. Francin sits in for Mr. Tokosh.

Mr. Duffy – There are some member changes Karen Nobile will fulfill the term for Mr. Marz and Mr. Rizzo is being elevated from fourth alternate to third alternate.

Mr. Cialone gives the Oath of Office and Mr. Rizzo recites the oath and is sworn in as third alternate.

5. NEW BUSINESS

D.) Bridge Asset Management, 125 North Fifth Street, Block 405, Lots 9 & 10

Applicant requests an industrial outdoor storage facility that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today. **(The applicant first appeared before the Board at the May 6, 2024 meeting and was carried without further notice to the June 3, 2024 meeting and was carried again without notice to the July1, 2024 meeting).**

The applicant has requested to be carried to the September 9, 2024 meeting without further notice.

Mr. Duffy – Just to clear things off the agenda we’ll start with Bridge Asset Management they are requesting an adjournment until the September 9th meeting.

Mr. Duffy asks if the applicant needs to renote.

Mr. Cialone – First last month there were questions about whether or not they noticed property owners within 200 feet of lot 8 which is that front property and they did. I have the proof of service they did serve everybody within 200 feet of that lot 8 so it did extend into the residential neighborhood and they also had republished referencing lot 8 so they did do that notice. The other thing is the applicant did request an adjournment without notice. They did waive the time for the Board to make it’s decision through the end of September.

Mr. Duffy asks for a motion to adjourn without notice.

Ms. Murray makes a motion seconded by Mr. Burbano to adjourn without notice.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Burbano, Mr. Francin, Mr. Manzo, Mr. Duffy – YES.

Mr. Duffy – They are adjourned until the September ninth meeting without further notice.

B.) Ronaldo & Luisa Felipe, 355 Outwater Lane, Block 112, Lot 16

Applicant requests a rear deck entrance that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

Mr. Cialone determined that the applicant had not noticed correctly and would not be able to be heard at this meeting.

A.) Christopher & Elizabeth Cottino, 310 Hayes Drive, Block 1716, Lot 5

Applicant requests an 18' above ground pool that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

Mr. Cialone confirms that the notice is in order for this application and they may proceed.

Mr. Cialone swears in Christopher and Elizabeth Cottino.

Mr. Duffy – Could you walk the Board through your plan?

Ms. Cottino – We're planning on installing an 18 foot pool in our backyard. What other information would you like?

Mr. Kurus – I don't have any questions. The variance they need is for accessory coverage 18% is allowed 22.9% is existing with the above ground pool it's 24.5% and then they also need a minor lot coverage variance 44% is allowed existing 43.2% and proposed 45.3% with the pool.

Mr. Mazzer – there's a little stone wall there and the pool is going to be up against the stone wall how high is that stone wall? Is there going to be kids jumping from the wall into the pool they could get hurt or something like that.

Ms. Cottino – It's about the size of this table.

Mr. Mazzer – I'd keep an eye on that because you pool is probably four foot so if you have kids horsing around and jump off that wall. Worse comes to worse you can put a fence around it just keep an eye on it.

Mr. Duffy asks for a motion to open.

Ms. Murray makes a motion seconded by Mr. Schilp to open to the public. All in favor – YES.

Mr. Duffy – Having seen none.

Ms. Murray makes a motion seconded by Mr. Schilp to close to the public. All in favor – YES.

Mr. Duffy – The discharge from the filter and you put your hand up so how are you aware of that already?

Ms. Cottino – That was one of the questions on the paperwork we got back from when we got the variance. So we have a non-backwashing filter so it's a cartridge that doesn't require backwashing. Inside the filtering tank is a cartridge the debris goes into it and then it's washed out and then changed.

Mr. Duffy – If no one else has any questions.

Mr. Schilp – Everything is fenced in with gates right.

Ms. Cottino – Correct and we have a self-latching ladder.

Mr. Duffy makes a motion to approve the application.

Mr. Schilp seconds the motion.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Burbano, Mr. Francin, Mr. Manzo, Mr. Duffy – YES.

C.) Eric Cannan, 254 Floral Lane, Block 1404, Lot 10

Applicant requests a 14' x 30' inground pool with patio and walks that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

Mr. Cialone confirms that the notice is in order for this application and they may proceed.

Eric Cannan is sworn in by Mr. Cialone.

Mr. Duffy – Can you describe what your plan is?

Mr. Cannan – Construct a 14' by 30' pool standard walks around nothing overdrawn and once the construction is done just leveling the yard with new soil and maximizing the grass in the rest of the yard.

Mr. Mazzer comments on the odd shape of the lot.

Mr. Cannan agrees and says that there is a 30 yard piece of land extending into the rear of the neighbor's yard and the neighbor has their shed actually on his property.

Mr. Kurus – You provided a pool grading plan that was pretty detailed from a professional engineer. You’ve got the pool equipment 6 feet from the property line. The pool setbacks are shown and he’s got drainage proposed consisting of a 1 foot deep by 2 foot wide drainage infiltration trench so that’s good to address the impervious coverage and they provided the drainage calcs and the details which is also good so I don’t have any questions.

Ms. Murray – You said you’re going to regrade.

Mr. Cannan – I’m going to level the existing part of the yard.

Ms. Murray – Is there any problem with water at this point in time?

Mr. Cannan – No just very lumpy but no water problems.

There were no further questions.

Ms. Murray makes a motion seconded by Mr. Schilp to open to the public. All in favor – YES.

Mr. Duffy – Having heard none.

Mr. Schilp makes a motion seconded by Ms. Murray to close to the public. All in favor – YES.

Mr. Schilp makes a motion to approve the application seconded by Mr. Burbano.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Burbano, Mr. Francin, Mr. Manzo, Mr. Duffy – YES.

6. RESOLUTIONS

A.) Approval Matthew Martinez, 434 Van Luyn Terrace, Block 409, Lot 1

B.) Approval Roberto Capone, 500 Burgess Drive, Block 1813, Lot 29

Mr. Schilp makes a motion seconded by Ms. Murray to approve the resolutions.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Francin, Mr. Manzo, Mr. Duffy – YES.

7. MINUTES

Meeting of June 3, 2024 Regular Meeting

Ms. Murray makes a motion seconded by Mr. Schilp to read and file. All in favor – YES.

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 5/23/24 (254 Floral Lane)

Anthony Kurus to the Zoning Board of Adjustment, 6/04/24 (355 Outwater Lane)

Anthony Kurus to the Zoning Board of Adjustment, 6/17/24 (310 Hayes Drive)

Anthony Cialone to Anthony Ambrogio Const. Official 6/04/24 Re: Re: 453 Dewey Avenue

Anthony Cialone to Calli Law, LLC, 6/05/24 Re: 125 N. Fifth Street (Bridge Asset Management)

Lawrence A. Calli, Esq to the Zoning Board of Adjustment, 6/21/24, (Bridge Asset Management)

Mr. Schilp makes a motion seconded by Mr. Duffy to read and file. All in favor – YES.

9. VOUCHERS

Neglia Engineering Assoc., 6/10/24, Puccio IV, LLC, 487 Market Street, Block 705, Lot 21 \$919.51

Neglia Engineering Assoc., 6/10/24, U-Haul, 210 Route 46, Block 105, Lots 2&3 \$390.00

Neglia Engineering Assoc., 6/10/24, IV3 74 Kenny Pl., LLC, 74 Kenny Pl., Block 1008, Lot 3 \$205.00

Neglia Engineering Assoc., 6/10/24, Bridge Asset Mgmt., 125 N. Fifth St., Block 405, Lot 9 \$712.50

Neglia Engineering Assoc., 6/10/24, Robert Capone, 500 Burgess Drive, Block 1813, Lot 29 \$175.00

Neglia Engineering Assoc., 6/10/24, Eric & Dayana Cannan, 254 Floral Lane, Blk 1404, Lot 10 \$175.00

Basile Birchwale & Pellino, 6/10/24, Matthew Martinez, 434 Van Luyn Ter., Block 409, Lot 1 \$312.50

Basile Birchwale & Pellino, 6/11/24, Roberto Capone, 500 Burgess Dr., Block 1813, Lot 29 \$250.00

Basile Birchwale & Pellino, 6/17/24, Bridge Asset Mgmt., 125 N. Fifth St., Blk 405, Lots 9&10 \$406.25

Basile Birchwale & Pellino, 6/17/24, IV3 74 Kenny Pl., LLC, 74 Kenny Pl., Block 1008, Lot 3 \$93.75

Remington & Vernick Engineers, 6/20/24, U-Haul, 210 Route 46, Block 105, Lot 2 \$260.00

Return of Unused Escrow, 6/20/24, Bizien, 74 William Street, Block 615, Lot 9, \$10.57
Return of Unused Escrow, 6/20/24, Curcio Realty, LLC, 156 Midland Avenue, Block 403, Lot 9, \$460.02
Return of Unused Escrow, 6/20/24, Curcio Realty 2, LLC, 416 Lanza Ave., Block 403, Lot 8, \$860.00
Return of Unused Escrow, 6/20/24, 5th Street Associates, 77 N. Fifth Street, Block 405, Lot 3, \$1876.16
Return of Unused Escrow, 6/20/24, Grosso, 77 Cogher Street, Block 520, Lot 7, \$10.57
Return of Unused Escrow, 6/20/24, Galluzzo, 576 Spruce Avenue, Block 1705, Lot 12, \$20.37

Mr. Schilp makes a motion seconded by Ms. Murray to pay if the funds are available. All in favor – YES.

10. OPEN AND CLOSE MEETING TO THE PUBLIC

Ms. Murray makes a motion seconded by Mr. Schilp to open to the public. All in favor – YES.

Mr. Duffy – Having heard none.

Ms. Murray makes a motion seconded by Mr. Schilp to close to the public. All in favor – YES.

11. ADJOURN

Mr. Schilp makes a motion seconded by Ms. Murray to adjourn the meeting. All in favor – YES.

Meeting adjourned at 7:26 pm

Respectfully submitted,

Frank Barrale