

**TOWNSHIP OF SADDLE BROOK**  
**ZONING BOARD OF ADJUSTMENT MINUTES**  
**August 5, 2024 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday August 5, 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. Tokosh, Ms. Nobile, Mr. Burbano, Mr. Francin, Mr. Manzo, Mr. Rizzo and Mr. Duffy – Present. Mr. Cialone the Board Attorney and Mr. Paparozzi the Board Planner are also in attendance. Mr. Kurus the Board Engineer is not present.

**5. NEW BUSINESS**

Ms. Nobile is sworn in as a full member of the Zoning Board of Adjustment. Mr. Cialone gives the oath of office and she repeats it.

**A.) 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.

The notice for this application was not done properly and the application cannot be heard this evening.

**B.) Wafaa Morcos, 122 Graham Terrace, Block 1509, Lot 5**

Applicant requests a 320 square foot deck 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 Wafaa and Magdy Morcos they give their address as 122 Graham Terrace in Saddle Brook.

Mr. Duffy – Would you describe to the Board what your plan is.  
Ms. Morcos – Planning to build a porch in the back of the house I don’t have any area we can use to sit outside in the backyard it is all grass. I have a severe allergy from plants and grass I couldn’t sit there. I need it so I can sit away from the grass.  
Mr. Duffy – Okay does anybody have any questions?  
Mr. Schilp – The deck will be seven feet from the garage is that right?  
Mr. Morcos – Yes.  
Mr. Duffy – The deck is open.  
Mr. Schilp – Do you have railings around the deck?  
Ms. Morcos – Yes.  
Ms. Nobile – It is uncovered correct.  
Ms. Morcos – Yes.

Mr. Duffy – Can I have a motion to open the 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.  
Mr. Schilp makes a motion seconded by Ms. Murray to approve the application,  
Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Ms. Nobile, Mr. Burbano, Mr. Mr. Duffy – YES.

## **6. RESOLUTIONS**

- A.) Approval Christopher & Elizabeth Cottino, 310 Hayes Drive, Block 1716, Lot 5
- B.) Approval Eric Cannan, 254 Floral Lane, Block 1404, Lot 10

Mr. Schilp makes a motion seconded by Ms. Murray to approve the resolutions.  
Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Burbano, Mr. Francin, Mr. Manzo, Mr. Duffy – YES.

## **7. MINUTES**

Meeting of July 1, 2024 Regular Meeting

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

## **8. COMMUNICATIONS**

Anthony Kurus to the Zoning Board of Adjustment, 7/03/24 (122 Graham Terrace)

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

## **9. VOUCHERS**

Neglia Engineering Assoc., 7/05/24, IV3 74 Kenny Pl., LLC, 74 Kenny Pl., Block 1008, Lot 3 \$1,255.00  
Neglia Engineering Assoc., 7/05/24, Bridge Asset Mgmt., 125 N. Fifth St., Block 405, Lot 9 \$1,410.00  
Neglia Engineering Assoc., 7/05/24, Elizabeth Cottino, 310 Hayes Drive, Block 1716, Lot 5 \$175.00  
Neglia Engineering Assoc., 7/05/24, Luisa Felipe, 355 Outwater Lane, Block 112, Lot 16 \$175.00  
Basile Birchwale & Pellino, 7/03/24, Eric Cannan, 254 Floral Lane, Block 1404, Lot 10 \$250.00  
Basile Birchwale & Pellino, 7/03/24, Elizabeth Cottino, 310 Hayes Drive, Block 1716, Lot 5 \$250.00  
Basile Birchwale & Pellino, 7/19/24, Second Quarter Retainer \$607.75  
Return of Unused Escrow, 7/25/24, Marjorie Miller, 110 Graham Terrace, Block 1509, Lot 8 \$96.20  
Return of Unused Escrow, 7/25/24, Nicholas Senedzuk, 78 Kuhn Drive, Block 1302, Lot 43 \$18.87  
Return of Unused Escrow, 7/25/24, 124-128 Market St, LLC, 124-128 Market St, Blk 614, Lot 1 \$542.25

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

## **10. OPEN AND CLOSE MEETING TO THE PUBLIC**

Mr. Schilp makes a motion seconded by Ms. Murray 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 7:12 pm

Respectfully submitted,

Frank Barrale