

**TOWNSHIP OF SADDLE BROOK  
PLANNING BOARD**

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, October 21, 2024, 2024 at 7:30 p.m.

**1. FLAG SALUTE**

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

**3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT**

**4. NEW BUSINESS**

Preliminary & Final Site Plan Application, Wal-mart Real Estate Business Trust,  
189 US 46, Blocks 123 & 120, Lots 1 and 1.01 & 1

Mayor White made a motion; seconded by Mr. Compitello to carry the application to the November 25, 2024 meeting. The applicant is required to provide new notice.

VOTE: Mr. Browne, Mr. Compitello, Mr. LaGuardia, Councilman Gierek, Mr. Maniscalco, Mayor White and Mr. Vermilyea - YES

**5. MINUTES**

Mr. Compitello made a motion; seconded by Mr. Browne to adopt the minutes of the September 16, 2024 meeting. All in Favor - YES

**6. COMMUNICATIONS**

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

**7. VOUCHERS**

Mr. Compitello made a motion; seconded by Mayor White to pay the following vouchers, provided funds are available:

Neglia Engineering Associates, 09/18/24, Walmart, \$2,430

Basile Birchwale & Pellino, 09/24/24, NJ Patients Care, LLC, \$41.25

Basile Birchwale & Pellino, 10/03/24, Third Quarter Retainer, \$607.75

Paparozzi Associates, Inc., 10/09/24, Tomasz & Izabella Kowalski, \$42.50

All in Favor - YES

**8. OPEN AND CLOSE THE MEETING TO THE PUBLIC**

Mr. Compitello made a motion; seconded by Mayor White to open the meeting to the public. All in Favor - YES

Frank Kassetta, 214 N. Sixth Street – Walmart's application proposes a 20% increase, which means an increase in employees, customers and noise. Cars are doing donuts on that lot. (Played an audio recording from 09/21/24, taken from his back window.) I urge the board to require speed bumps as a condition, if they approve the application.

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

**9. ADJOURN**

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

Meeting adjourned 7:38 p.m.

Respectfully Submitted,

Jayne Kapner  
Planning Board Secretary