

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT MINUTES
November 4, 2024 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday November 4, 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 absent.

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 adjourned until the November 4, 2024 meeting.

The applicant has retained new Counsel and has put an application in with the Planning Board. I have not received any correspondence from the applicant or their attorney.

Prior to the meeting the Board received correspondence from the new attorney for the applicant stating that they are withdrawing the application and have put an application in with the Planning Board.

A.) Ali Talip Balci, 278 Nedellec Drive, Block 1408, Lot 8

Applicant requests an addition and front vestibule 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 and that the application may be heard.

Mr. Cialone swears in Mr. Balci and he gives his address as 278 Nedellec Drive in Saddle Brook.

Mr. Duffy – Can you walk the Board through what your plans are.

Mr. Balci – I purchased this house ten months ago and currently I’m really close to the neighbors on the sides because the previous owner built a sunroom on the back which was like two feet from the neighbor’s fence so I’m planning to create a new egress on the left hand side of the building and while I’m doing that I’m trying to while I’m demoing the sunroom I would like to extend my house a little bit towards the back and since it’s a one and a half story house I wanted to get like a true two story like colonial style house so I might as well do it all at once. So that was my plan.

Mr. Duffy – Do any members have any questions?

Mr. Tokosh – On the first floor you have a bedroom and the second floor you have a Master bedroom and three other bedrooms. Are you going to rent this room out?

Mr. Balci – I know I'm young but I'm planning to like build my family here so I'm planning to have bigger spaces for my future kids and stuff so like right now upstairs I don't really have enough space the rooms are like nine by ten it's a little tight.

Mr. Schilp – Is there a basement?

Mr. Balci – No just a crawlspace.

Mr. Paparozzi – I think you need to add two more bulk variances to the application. On the survey the air conditioning units are in the rear of the house they're moving to the side and they're not going to be six feet so that's one. An additional variance aside from the setback on the air conditioning units you have five bedrooms and three parking spaces are required technically the proposal is for two because the driveway width is 11 feet and extending it to 18 which you need for two cars nine by eighteen 18 and 18 is 36 so you can't tandem the two cars because you only have 29 feet and they would be 6 feet onto Township property. So technically you can only fit two cars legally and they need three for five bedrooms so that would be that fourth variance.

Mr. Cialone – A question on the minimum combined side yard does he need a variance for that I know he's bringing in where the sunroom is originally but by building out that addition does he need that?

Mr. Paparozzi – Yes I would add that because he's exacerbating the existing condition.

Mr. Cialone – Thank you.

Mr. Duffy – So that's five variances then.

Mr. Cialone – Correct.

Mr. Balci – Can I move the A/C units in the back instead of getting a variance for those?

Mr. Paparozzi – Yes you can I'm just going by what was proposed. You can do that it would be part of the minutes and a revision should be shown to the Building Inspector so we don't have to address it.

The Board and Mr. Balci discuss moving the A/C units to avoid another variance but he decides he would like to leave it as it is proposed and ask for an additional variance.

Mr. Tokosh – On the second floor on the left hand side there's an X is that a shower?

Mr. Balci – Yes that's a walk in shower.

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 to approve the application with the five variances.

Mr. Duffy – They variances are combined side yard, parking, A/C, maximum building coverage as stated 32.2% and the maximum lot coverage is 48.3%. Do we have everything covered?

Mr. Cialone – Yes I would just recommend a condition that the applicant comply with the comments in Neglia's letter and it's in here but Neglia doesn't have all the variances so he's going to need to revise the zoning schedule on the plans to include all five variances.

Mr. Mazzer seconds the motion.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Ms. Nobile, Mr. Burbano, Mr. Duffy – YES.

6. RESOLUTIONS

A.) Approval Meghan Laurikietis, 591 Oak Avenue, Block 1710, Lot 21

Ms. Murray makes a motion seconded by Mr. Duffy to approve the resolution.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Tokosh, Ms. Nobile, Mr. Francin, Mr. Duffy – YES.

B.) Approval Best Budz, LLC, 253 Route 46, Block 120, Lot 5

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

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

7. MINUTES

Meeting of October 7, 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, 10/18/24 (278 Nedellec Drive)

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

9. VOUCHERS

Neglia Engineering Assoc., 10/11/24, Ready Spaces, 575 Midland Ave., Block 1701, Lot 1.02 \$102.50
Neglia Engineering Assoc., 10/11/24, RPM Hospitality, 129 Pehle Ave., Block 1311, Lot 36 \$292.50
Neglia Engineering Assoc., 10/11/24, Best Budz NJ, 253 Route 46, Block 120, Lot 5.01 \$1,535.00
Neglia Engineering Assoc., 10/11/24, Carrols Rest., 439 Market St., Blk 705, Lots 24-26 \$292.50
Neglia Engineering Assoc., 10/11/24, Meghan Laurikietis, 591 Oak Ave., Block 1710, Lot 21 \$175.00
Basile Birchwale & Pellino, 10/03/24, Third Quarter Retainer \$607.75
Basile Birchwale & Pellino, 10/15/24, Meghan Laurikietis, 591 Oak Ave., Block 1710, Lot 21 \$250.00
Basile Birchwale & Pellino, 10/25/24, Best Budz NJ, 253 Route 46, Block 120, Lot 5.01 \$1,125.00
Paparozzi Associates Inc., 10/09/24, Best Budz NJ, 253 Route 46, Block 120, Lot 5.01 \$946.25

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

10. OPEN AND CLOSE MEETING TO THE PUBLIC

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

Mr. Duffy – Having heard none.

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

11. ADJOURN

Mr. Mazzer makes a motion seconded by Mr. Duffy to adjourn. All in favor – YES.

Meeting adjourned at 7:18 pm

Respectfully submitted,

Frank Barrale