TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT MINUTES
December 2, 2024 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday December 2, 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. Manzo, and Mr. Duffy – Present.
Mr. Burbano, Mr. Francin and Mr. Rizzo are absent. Mr. Manzo sits in for Mr. Burbano.
Mr. Cialone the Board Attorney is also in attendance. Mr. Kurus the Board Engineer and Mr. Paparozzi the Board Planner are absent.

5. NEW BUSINESS

   A.) Roberto Suero, 273 Wilson Street, Block 1703, Lot 1
Applicant requests a six foot privacy fence in the front (corner) yard 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 they may proceed.
Mr. Cialone swears in Roberto and Elicena Suero and they gives their address as 273 Wilson Street.
Mr. Duffy – Can you just walk the Board through what you want to do.
Mr. Suero – We just applied for a privacy fence it's not a new fence we're replacing an existing fence.
Mr. Duffy – Do any of the Board members have any questions?
Ms. Murray – Is it going to be in the same area same placement?
Mr. Suero – Yes.
There are no further questions.
Mr. Duffy asks for a motion to open 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. Duffy to close to the public. All in favor – YES.
Mr. Duffy makes a motion to approve the application seconded by Mr. Schilp.
Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Ms. Nobile, Mr. Manzo, Mr. Duffy – YES.

6. RESOLUTIONS

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

Mr. Schilp makes a motion seconded by Ms. Murray to approve the Resolution.
Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Ms. Nobile, Mr. Duffy – YES.

7. MINUTES

Meeting of November 4, 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, 11/18/24 (273 Wilson Street)

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

9. VOUCHERS

Neglia Engineering Assoc., 11/04/24, Ali Talip Balci, 278 Nedellec Drive, Block 1408, Lot 8 $175.00
Neglia Engineering Assoc., 11/04/24, Best Budz NJ, 253 Route 46, Block 120, Lot 5.01 $717.50
Basile Birchwale & Pellino, 11/15/24, Ali Talip Balci, 278 Nedellec Drive, Block 1408, Lot 8 $250.00
Basile Birchwale & Pellino, 11/15/24, Bridge Asset Mgmt., 125 N. Fifth St., Blk 405, Lots 9 & 10 $56.25

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

Mr. Duffy – I need a motion to go into closed session in regard to potential litigation.
Ms. Murray makes a motion seconded by Mr. Schilp to go into closed session. All in favor – YES.
The Board goes into closed session at 7:07 pm.
Ms. Murray makes a motion seconded by Mr. Schilp to come out of closed session. All in favor – YES.
The Board comes out of closed session at 7:15 pm.

11. ADJOURN

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

Meeting adjourned at 7:15 pm.

Respectfully submitted,

Frank Barrale