

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Tuesday, February 18, 2025, at 7:00 p.m.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Mr. Maniscalco and Mayor White – PRESENT Councilwoman Mazzer, Mr. Camporeale, Mr. Vermilyea 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
Mr. Compitello – We received a letter from them requesting to have the application carried to the March 17, 2025 meeting.

Mr. Cialone – Correct and they acknowledged that they have to provide notice for that meeting.
Mr. Browne made a motion; seconded by Mr. Maniscalco to carry the application with new notice to be given for the March 17, 2025 meeting. All in Favor - YES

APPLICATION ADJOURNED WITH NEW NOTICE

5. RESOLUTIONS

Mr. Maniscalco made a motion, seconded by Mr. Browne to adopt the resolution of approval for Bridge Asset Management, 125-147 N. 5th Street, Block 405, Lots 9 & 10.

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Mr. Maniscalco and Mayor White – YES

Mr. Browne made a motion, seconded by Mr. Maniscalco to approve the following resolutions:

- Appointing Chairman
- Appointing Vice Chairman
- Appointing Secretary
- Regarding Compensation of Professionals
- Authorizing Contract with Board Attorney
- Authorizing Contract with Board Engineer
- Authorizing Contract with Board Planner
- Regarding Completeness Determinations
- Resolutions Authorizing 2025 Meeting Schedule
- Resolution Designating Official Newspaper

All in Favor - YES

6. MINUTES

Mr. Browne made a motion; seconded by Mr. Hickey to adopt the minutes of the January 20, 2025 reorganization meeting. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Mr. Maniscalco and Mayor White – YES

Mr. Browne made a motion; seconded by Mayor White to adopt the minutes of the January 20, 2025 regular meeting. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Mr. Maniscalco and Mayor White – YES

7. COMMUNICATIONS

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

8. VOUCHERS

Mr. Maniscalco made a motion; seconded by Mr. Browne to pay the following vouchers, provided funds are available:

Paparozzi Associates, Inc., 01/21/25, Bridge Asset Management, \$920

Basile Birchwale & Pellino, LLP, 01/29/25, Saddle Brook Urban Renewal, LLC, \$112.50

Neglia Engineering Associates, 02/05/25, Saddle Brook Urban Renewal Assoc., LLC, \$1,630

Neglia Engineering Associates, 02/05/25, Bridge Asset Management, LLC, \$1,045

Basile Birchwale & Pellino, LLP, 02/11/25, Bridgeview Asset Management, \$1,395

All in Favor - YES

9. OPEN AND CLOSE THE MEETING TO THE PUBLIC

Mr. Maniscalco made a motion; seconded by Mr. Browne to open the meeting to the public.

All in Favor - YES

No public participation.

Mr. Maniscalco made a motion; seconded by Mr. Browne to close the meeting to the public.

All in Favor - YES

10. ADJOURN

Mr. Maniscalco made a motion; seconded by Mr. Browne to adjourn the meeting.

All in Favor - YES

Meeting adjourned 7:24 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary