

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT MINUTES
February 3, 2025 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday February 3, 2025 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, Ms. Nobile, Mr. Burbano, Mr. Francin, Mr. Manzo, Mr. Latona and Mr. Duffy – Present.

Mr. Tokosh is absent and Mr. Francin sits in for Mr. Tokosh.

Mr. Cialone the Board Attorney, Mr. Kurus the Board Engineer and Mr. Paparozzi the Board Planner are also in attendance.

Mr. Cialone swears in Goce Gjorgievski for the first time as Third Alternate for a new term.

Mr. Cialone swears in Mark Francin as First Alternate for a new term.

5. NEW BUSINESS

A.) Juan Carlos Arduras, 533 Dewey Avenue, Block 703, Lot 35

Applicant requests to construct an addition and paver patio 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 can proceed.

Mark Stefanelli is the architect for the applicant and will be testifying on his behalf.

Mr. Cialone swears in Mr. Stefanelli and Mr. Arduras.

Mr. Stefanelli states his credentials and the Board accepts him as a witness.

Mr. Stefanelli has with him a new exhibit that is 5 photos mounted on a foam board calling it A1.

Mr. Stefanelli – This photo board is just to get you familiar with the site and the surrounding area. On the upper left corner you see the site it’s on the corner of Erie and Dewey railroad tracks across the street. The bottom three photos are the existing conditions of the house. The right side lower left, the rear in the center and the front on the right. As you can see the existing house is basically a two story house is does have an attic, first floor and a basement. This is a two family house there is an apartment on the second floor, apartment on the second floor and there is a basement. We are here tonight to actually connect the basement to the first floor so there is absolutely no question that the basement will not be used as any kind of additional residential unit. Juan Carlos would like to connect it and increase the square footage of his home for his growing family. As you can see in the one picture there’s a Bilco Door on the right side view you can see the Bilco Door and that’s the only entrance now to the basement. In order to get to the second floor apartment you can go around the back and enter through this staircase and then this is like a rear porch and then you go up into the attic apartment. The grounds of the property currently as you can see in this picture when this picture was taken there was gravel all along the back yard in an L shape

and a paved driveway in the front and a grass and patio area behind the garage. The garage is in the back left corner kind of hugs the street the sidewalk of Erie. Since this picture was taken the gravel has been removed and currently has just dirt and Mr. Arduras plans to plant grass in the spring. That's part of his renovation. The site plan sheet 1 the reason we are here we have five existing nonconforming conditions and three variances we are requesting. The existing nonconforming conditions I'll go over is the lot area required is 7000 we have 5875. Lot width we have a 50 foot lot and that's 70 required. Both of those are undersized that's lot area and lot width so that's the first two existing nonconforming. The front yard setback required is 25 feet we have 22.39 as shown on the survey and 22.83 at the front. The side yard which would be another existing nonconforming because the side yard right side we have 24.96 they required 10 that was okay but on the corner they require 20 and we only have .15 so we're almost on the property line on the corner and we're supposed to have a setback.

Mr. Paparozzi – Just correcting they do not have 1.25 and the front setback would be for two streets would be a 25 foot setback.

Mr. Duffy – Let's get through his testimony and then we'll come back.

Mr. Stefanelli – If you look at the site plan the back left corner is .15 to Erie Street and .67.

Mr. Paparozzi – In the street.

Mr. Stefanelli – Oh it's in the street.

Mr. Paparozzi – Yes it's over the line.

Mr. Stefanelli – Then the last would be the accessory coverage which I have for accessory coverage everything that's not house and garage would be the stairs, driveway, porch, concrete, pavers, stair to basement and condenser and that is an existing nonconforming condition also and because of the setback because that's right on the street also. That should have a setback off the corner and it's right on the street. We are here for basically three variances building coverage, lot coverage and accessory coverage which are slightly over. Now I'll get to the project itself. I'd like to refer to sheet 2 which would be the existing slash demolition plan. The existing house you can see basement, first floor and attic the basement currently exists with a Bilco Door in the back right. It has a small room in the front which we're calling a play room because it is not considered a bedroom because that window is not an egress window and then centrally located is what we're calling a bar and I just would like to clarify the Zoning Officer initially called it a kitchen so I would leave this up for interpretation to the Board. There is no cooking facility in that area. It has a sink and it has a refrigerator there is no stove, no microwave, nothing just a sink and refrigerator so that's why I'm calling it a bar the Zoning Officer on the denial letter called it a kitchen so I'll leave that up to you for interpretation. If you want to call it a kitchen then we would need a variance for it. If we don't call it a kitchen then I don't believe we need a variance for it because it's basically just like a wet bar. That's the existing exit out the back which is a Bilco Door and then there's a small office, a utility and a bathroom. The first floor has no way to get down to the basement except for the back porch. Now the back porch is basically the entrance for the second floor apartment which is in the attic so therefore they don't want to use that staircase I mean there is no staircase there and that staircase goes up to the attic. So in order to get to the basement you have to exit the house go around and then go down the Bilco Door to the basement. We're trying to improve that for Mr. Arduras. Then in the attic we have a small bedroom in the front, small living room in the middle, small kitchen on the left and an existing bathroom. The project itself is just to improve the footprint of the house for the Arduras family. We look at the first floor on sheet 3 you can see we are proposing an existing staircase down to the basement. The only other improvements to that area is basically making the very small bedroom to the right slightly bigger. The only thing the Arduras need is a slightly bigger bedroom and slightly more room for closet. So we have a nice walk in closet and we have a slightly bigger bedroom and we have access to the basement. If you go to the attic plan you can see basically the same kind of improvement. You have the stair coming up to the attic and with the small bump out that we're doing in the back right we're just increasing the size of the existing bedroom and adding a new closet. If you go down to the basement level the improvement would be again access from the basement to the first floor. That drastically increase the square footage of Juan Carlo and his family's area to live and they have access now to the wet bar and the playroom and the bathroom and utility and small office. One additional change we are proposing is to make that front bedroom have an egress window in case he does want to have

somebody sleep in that room. That is the extent of the alterations to the plan. You want to go to the last sheet which is sheet 4.

Mr. Arduras – Mark there is not going to be anymore entrance from the outside to the basement.

Mr. Stefanelli – Right bottom line no entrance to the basement from the outside. Sheet 4 shows what it's going to look like from the outside small little gable coming up we're not even going down to the ground I'm going to actually put on the right side elevation I'm going to put two piers and a beam so we can keep that little window in the basement then build the small addition for both the first and second floor and then section B shows the stairs going down to the basement. That describes the project if you have any questions I'll take them.

Mr. Duffy – Mr. Paparozzi I know you had raised a question before when he started to explain you had a concern about the property line.

Mr. Paparozzi – The second side setback is not a side setback because we're on a corner so we have two fronts so it's a front setback. The building is not clear at all it's actually eight inches over onto the Township property and two inches over onto Township property in the rear. I'm just a little confused with the elevation views. You have the rear and you have the right side and you have the front do you have the view from Erie because it looks like the one and a half story is becoming two story throughout the house.

Mr. Stefanelli – By looking at it from the street on Erie we're not making any changes.

Mr. Duffy – Let's stay on the initial comment does this propose an issue for us? That's where you're going to the two story now.

Mr. Paparozzi – Yes so according to Mr. Stefanelli he's saying that the Erie Street elevation is going to still remain one and a half stories so that encroachment is going to remain the same.

Mr. Duffy – So there's no change there.

Mr. Paparozzi – We don't see it but that's the testimony.

Mr. Stefanelli – I'm going to say no changes to the left side elevation.

Mr. Duffy – And that's Erie.

Mr. Paparozzi – Yes. On sheet 4 too on the elevation view on the right side elevation in the rear he's calling that deck or porch existing on the survey that's not the case I don't think.

Mr. Duffy – That little porch to get to go to the second floor so it's not on the survey.

Mr. Paparozzi – It's not existing so it's got to be new.

Mr. Stefanelli – I think I can clarify the central part of the porch was existing I believe the stairs were switched. The survey wasn't a hundred percent but the stairs were going in the wrong direction. The survey showed the stairs going this way and then.

Mr. Arduras – When I did the survey it was before the back of the house that porch was falling off so we submit drawings to fix that. We got all the permits we fixed that part of the house even the stairs. We fixed it we passed all the inspections. That survey was before we did that renovation on the back of the house.

Mr. Paparozzi – You should have submitted a current survey. When we're looking at a survey this is what you submitted this is what we have to go on.

Mr. Duffy – You'll have to update the survey we'll get to that in a moment.

Mr. Paparozzi – Mr. Chairman I have actually five variances. I have the maximum building coverage although it was preexisting he is adding onto the building so he is exacerbating it so that becomes a variance. Accessory coverage is a variance because that's being added on and the maximum lot coverage is being added on so those are three. You got the kitchen in the basement now my interpretation is you got a sink you got a refrigerator all you need is an outlet for a stove. If it looks like a duck and walks like a duck it's duck so I'm calling it a kitchen and that's a variance. The fifth variance would be no front yard parking. Now that area is being done over on Dewey so there's also front yard parking which now because it's being redone again I'm going by the survey it looks like it's being added on and the tree is being removed so there's a no parking in the front yard.

Mr. Arduras – That was done with permits too.

Mr. Cialone – Is there a driveway there now?

Mr. Duffy – There is a driveway.

Mr. Paparozzi – It's being expanded.

Mr. Cialone – Is the tree gone?

Mr. Arduras – Yeah.

Mr. Stefanelli – There's currently a blacktop driveway.

Mr. Paparozzi – I'm only going by the existing driveway on the survey. Quite frankly it should be incomplete but we didn't know that this is all not correct but if you add onto the driveway you're creating no front yard parking. I don't know if he is because the survey is not correct.

Mr. Arduras – That was the survey we presented to get the driveway so they accept it and then we did the driveway after that.

Mr. Duffy – His driveway is strange because the driveway is actually on Erie because the garage is in the back part of the property.

Mr. Paparozzi – Well no his doors go out to Erie and this is just additional parking so he has enough parking for the two families but when you compare the survey to the proposed condition by the architect it's being expanded. Now I don't know the tree is not there but now the tree is not there but now the tree is not there but it also looks like it's expanded that's because I guess Mr. Arduras when he did some work he expanded it back then and just didn't submit a current survey.

Mr. Arduras – I did that was the one we submit when we pulled the permits from the Town.

Mr. Stefanelli – It's interesting the survey says proposed driveway but I'm proposing a black top driveway in the front off of Dewey it's on my site plan proposed asphalt driveway whether it's there or not we're proposing to keep it.

Mr. Paparozzi – If it's proposed then it's no front yard parking.

Mr. Stefanelli – It's existing proposed.

Mr. Paparozzi – So it's no front yard parking is allowed.

Mr. Stefanelli – I'm sorry was that on this letter.

Mr. Paparozzi – No it's not on the letter but there is no front yard parking.

Mr. Stefanelli – That's just an additional one that you have okay.

Mr. Duffy – The entrance to the Bilco Doors are we taking the Bilcos out?

Mr. Stefanelli – Yes they will be replaced with an enclosure that goes up.

Mr. Duffy – Once the Bilcos are out it can't be reconverted.

Mr. Stefanelli – Correct.

Mr. Burbano – When you purchased the house was the basement finished?

Mr. Arduras – There was sheetrock on the walls so I did some lighting we did that part on the drawings when we submitted when the porch was falling off we submit the permits to fix it and fix the lights we did some electrical work we did the service with a new panel also on the permit.

Mr. Burbano – How high are the ceilings there?

Mr. Arduras – Seven something.

Mr. Stefanelli – I have seven four.

Mr. Burbano – I like that you're adding to the house but it's kind of odd that you have a full apartment that are accessible by only Bilco Doors.

Mr. Arduras – No we're not going to have any more access to that.

Mr. Burbano – I get that I'm saying it's better that you're doing it through the house but it's just very odd to have a full apartment with kitchen, bathrooms, bedrooms but only a Bilco Door access like what was that space used for.

Mr. Arduras – That's why we're submitting all this to see if we can have access from the house to the basement because I need the space.

Mr. Burbano – You need the space and the extra room I get that.

Mr. Arduras – Correct it's hard all the time we're doing laundry we have to go around.

Mr. Burbano – You have to go outside. Where is your utility room because it's not shown on here?

Mr. Stefanelli – Right across from the bar.

Mr. Duffy – It says water heater sump pump.

Mr. Stefanelli – I didn't play with that's the utility room.

Mr. Burbano – It looks like there's a cutout where a stove would have went in the drawings for the kitchen so if this is going to be a kitchen we're going to call it a kitchen. I mean you have all GFI's going in which is for a kitchen basically. You have the refrigerator there's no sink on the design plan but you're setting this up for a full kitchen with the GFI's and everything. That cutout for the cabinet is that a cabinet that was replaced?

Mr. Arduras – No you can see and we have photos too, the countertop it goes straight. There is no cutout in there and he was at my house and there is a bar for the wine and the bottles.

Mr. Burbano – It looks like a wine rack right there. Okay that's all I got it just seems like a kitchen. The way it's drawn out it looks like that was a separate cabinet at some point so I was just wondering if that is something that's easily removed.

Mr. Arduras – It's not.

Mr. Burbano – You're obviously not going to use it as a second home you have no access from the outside anymore nor do you have access from another part of the house. If the stairway was going into that back porch I'd have a problem with it but it's going into the main house so you're obviously using it for the family but it's basically an apartment. There's even closets in your playroom.

Mr. Stefanelli – We're here for a variance for the kitchen if that's part of the application we'll ask for a variance for the kitchen but it just doesn't have a stove.

Mr. Burbano – I like the fact that they're closing it from the outside because realistically it's another apartment so now you're bringing it into the house it's actually better because there's less chance you're going to use it as another apartment.

Mr. Arduras – No we need it for the storage and for my kids to play downstairs.

Mr. Kurus – I guess the testimony is all the gravel is going to be converted into lawn area?

Mr. Arduras – There's already dirt there we're waiting for the spring to put the grass.

Mr. Kurus – There's a little bit of an increase in impervious coverage but if you direct the roof drains to the grass and you're converting that gravel to grass it's going to help with the storm water.

Mr. Arduras – Thank you.

Mr. Burbano – Are any of the windows in the basement are they big enough for a child to climb through?

Mr. Stefanelli – We're altering the one on the right side right now it's not an egress window so it's not a bedroom right now technically.

Mr. Burbano – For safety reasons I would say you need it.

Mr. Arduras – In case of a fire we can go out.

Mr. Stefanelli – We felt even if it's a small room put an egress in there.

Mr. Duffy – It's going to be a well type.

Mr. Stefanelli – Yes I think I have it on my plan.

Mr. Paporozzi – On sheet three you called it new egress casement window to be replaced and it shows the well.

Mr. Schilp – I pass there more times than I can count the time I've lived in this Town and you've changed that from a big eyesore to a very nice looking house and I think what you're doing now improves it even more.

Mr. Arduras – Something to add nobody on that street has a sidewalk so I did the sidewalk on my own expense. People were walking on the dirt so I did a sidewalk around my house to improve the sidewalk for the people.

Mr. Duffy – The lot coverage does that take into account the outdoor kitchen?

Mr. Arduras – The barbecue?

Mr. Duffy – The barbecue right so there should be a setback on that do you need a variance for that?

Mr. Stefanelli – I believe Saddle Brook has accessory coverage which is everything but the house and garage correct.

Mr. Paporozzi – Yes.

Mr. Stefanelli – That outdoor paver patio would be under accessory and then when you combine them both together you call that lot or total.

Mr. Paporozzi – That is true but I don't see.

Mr. Duffy – It's not on anything.

Mr. Paparozzi – Right so I don't know if there's any setback requirement. There should be a setback requirement because there is for an air conditioning unit and a pool heater or pool filter. If it's not movable you need a setback but I don't know if there's a variance.

Mr. Duffy – It's not just a grill it's an outdoor kitchen.

Mr. Arduras – We have a grill, a cooler and a small sink.

Mr. Paparozzi – Pool equipment and air conditioning units are six feet so I would assume it would be in the six foot area.

Mr. Stefanelli – If that's something the Board needs to address than by all means we will address it.

Mr. Duffy – It's right next to the garage back up against the fence so the setback has to be taken into consideration.

Mr. Cialone – I don't know if the Zoning Officer took that into consideration.

Mr. Duffy – I don't know if he did either so his numbers have to go over.

Mr. Paparozzi – He can't do it it's not shown on anything. There's no way he could have included it. The lot coverage will be a little bit greater but you already have a lot coverage variance.

Mr. Duffy – That will bring us to five variances right.

Mr. Paparozzi – We were up to five.

Mr. Duffy – That actually makes six.

Mr. Paparozzi – If there is an encroachment on the setback that would be six ye.

Mr. Duffy – Let's review this to see where we're at before we go any further. We have no kitchen in the basement there is definitely the possibility of a kitchen there so that's one variance correct.

Mr. Paparozzi – Yes.

Mr. Duffy – We have maximum lot coverage, accessory coverage and maximum building coverage so that's four. The setback for the outdoor kitchen.

Mr. Cialone – That's a question mark.

Mr. Duffy – Right and the front yard parking.

Mr. Paparozzi – If I may I don't know when the kitchen was put there but if it's preexisting it's a preexisting variance the only thing it would affect is the accessory coverage and maximum lot coverage.

Mr. Duffy – The kitchen was put in after this survey that we have.

Mr. Paparozzi – Yes it was put in after that.

Mr. Duffy – You got permits for it right you said you got permits to do the work in the basement.

Mr. Arduras – Yes the one in the back with the stairs and everything and also for the driveway.

Mr. Duffy – How about the outdoor kitchen that was not done like that.

Mr. Arduras – No.

Mr. Stefanelli – The outdoor coverage affects the coverage but it's on the pavers if the pavers are coverage the kitchen is on the pavers so I don't know how it would affect that.

Mr. Paparozzi – Because pavers are only seventy five percent.

Mr. Stefanelli – Oh I got you.

Mr. Paparozzi – So you would increase it a little. You have a variance anyway it would just be increased a little.

Mr. Stefanelli – Do we have to go over the exact numbers?

Mr. Paparozzi – Well I don't know the size of the kitchen but within a percent or two I imagine.

Mr. Cialone – I like to put the numbers in the resolutions and I usually take what the Zoning Official gives because I see there are differences between your maximum building coverage, accessory coverage.

Mr. Stefanelli – The Zoning Official's numbers are slightly higher and to be honest the accessory coverage I have a lower number than he does.

Mr. Cialone – Your number doesn't require a variance.

Mr. Stefanelli – My calculations say that we don't need an accessory coverage because I'm getting 17.82 and the requirement is 18 but the Zoning Officer said 22.8 so he might have been looking at the old to be honest I don't know.

Mr. Duffy – That has to be clarified.

Mr. Stefanelli – We definitely need a variance for that but my number is slightly so we can reduce that number if it please the Board according to my calculations that number has come down. To play it safe if

you want to acknowledge a variance for that accessory coverage just to keep it simple as he called it out. We're going to stay underneath that number but if you want to consider that as a variance I have no objection to that.

Mr. Duffy – I would go with the Zoning Officer's numbers. I did have another question there's three meters on the house can you explain that to me.

Mr. Arduras – When I bought the house there was three meters one first floor, one house meter and one second floor meter and I kept it the same way it was. I was understanding that it was an investment property so they have the garage and outside lights on the house meter. I didn't use the house as an investment property I live there so I pay for the house meter and the first floor meter. If I have to remove the house meter it would be better because I have some lights there that are more expensive than the house and the regular meter but that was already the house.

Mr. Burbano – Then you have to rewire it.

Mr. Duffy – No the reason I asked is just on a simple drive by you would think there was three apartments. That is a reasonable explanation they probably rented the garage out. So your garage is on a separate meter.

Mr. Arduras – On the house meter even the front lights too and the porch on the back is on the house meter too.

Mr. Cialone – The basement is on the first floor meter.

Mr. Arduras – Yes.

Mr. Burbano – It's against the law to have a landlord charge first floor second floor for exterior lights.

Mr. Arduras – That's what they told me.

Mr. Paparozzi – It was a common area.

Mr. Duffy – You answered my question and I'm satisfied but it has no effect on us I just wanted to know about it.

There were no further questions.

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 to approve the application with six variances.

Mr. Duffy – Let's go through the list before we close that motion. We need a new survey, updated plans, the survey needs to show the outdoor kitchen the current situation. We're going to deem it a kitchen so that's a variance. The other variances the maximum lot coverage, the accessory coverage, maximum building coverage we're going to use the Building Code Officials numbers. We're clear that those numbers are good.

Mr. Paparozzi – They may not be good the pavers and the kitchen are not shown.

Mr. Duffy – There's a slight recalculation that has come into place.

Mr. Stefanelli – I can break it down to the exact numbers.

Mr. Cialone – I'm not going to be able to have a resolution done without those numbers. Then we have a variance for the setback.

Mr. Duffy – Variance for the setback of the outdoor kitchen.

Mr. Cialone – We think right we don't know.

Mr. Paparozzi – We don't know if it's six feet.

Mr. Duffy – It's up against the fence I've seen it.

Mr. Paparozzi – Then we know it's a variance we just don't know how much.

Mr. Cialone – Again that's something I would need to finalize the resolution. Then the front yard parking we're at six variances.

Mr. Duffy – Okay.

Mr. Cialone – Then the only other condition is an updated survey and updated plans.

Mr. Stefanelli – Within the next 30 days?

Mr. Cialone – Usually the resolution gets circulated to the Board ten days prior. I can draft it but I can't finalize it without the numbers so I need it before then.

Mr. Stefanelli – If I recalculate my numbers so we need to get a new survey so if those numbers change slightly they'll be on my next plan as long as they're not higher than what you guys approved we'll be okay right.

Mr. Cialone – We're going to approve the numbers that the Zoning Official has which is to your benefit because they're higher numbers.

Mr. Paparozzi – The Building Inspector doesn't have the pavers and the kitchen so his numbers going to increase we just don't know.

Mr. Cialone – Okay so the maximum lot coverage, the building the Zoning Official has is less than. His was greater for maximum building coverage.

Mr. Paparozzi – A suggestion on the updated survey let the surveyor do lot coverage a chart and all those numbers will be exact if the surveyor does a chart with lot coverage I've done that before then all the architect needs to do is fill in his numbers and then the Zoning Officer needs to verify it.

Mr. Cialone – Then you'll update the zoning schedule on your plans.

Mr. Stefanelli – Right.

Mr. Duffy – Under normal circumstances on final approval tonight at our next meeting we would memorialize the resolution and then you would be permitted to go forward. In order for that to happen all of this has to happen within a time frame so the attorney can draft the resolution and we get it ten days prior. You may hit that mark and be able to get that all done March or it may sit until April.

Mr. Schilp – You have 20 days.

Mr. Duffy – We have a motion on the floor before we go for a second I'm asking the Board did we cover everything?

There are no comments.

Mr. Duffy – Okay so we understand the motion on the floor encapsulates all these items we talked about correct.

Mr. Burbano seconds the motion.

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

B.) Mahanbir Singh, 23 Strathmore Terrace, Block 1808, Lot 22

Applicant requests to construct a rear addition and an addition over the garage that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

The applicant could not be heard due to an issue with the notice.

6. RESOLUTIONS

- A.) Appointing Chairperson – Mr. Duffy
- B.) Appointing Vice Chairperson – Ms. Murray
- C.) Appointing Secretary – Frank Barrale
- D.) Authorizing Contract with Board Attorney – Mr. Cialone
- E.) Authorizing Contract with Board Engineer – Mr. Kurus
- F.) Authorizing Contract with Board Planner – Mr. Paparozzi
- G.) Designating Official Newspaper – Our Town Maywood, Bergen Record
- H.) Authorizing Meeting Schedule for 2025
- I.) Regarding Completeness Determinations
- J.) Regarding Compensation of Professionals
- K.) Regarding Annual Report

Mr. Duffy – All resolutions A through K.

Mr. Schilp makes a motion seconded by Ms. Murray to approve the resolutions A through K.

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

7. MINUTES

Meeting of January 6, 2025 Reorganization Meeting
Meeting of January 6, 2025 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, 1/23/25 (23 Strathmore Terrace)

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

9. VOUCHERS

Neglia Engineering Assoc., 1/07/25, Juan Carlos Ardura, 533 Dewey Ave., Block 703, Lot 35 \$175.00
Basile Birchwale & Pellino, 1/06/25, Fourth Quarter Retainer \$607.75

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

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.

11. ADJOURN

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

Meeting adjourned at 7:58 pm.

Respectfully submitted,

Frank Barrale