

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

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday March 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. Francin, Mr. Manzo, Mr. Gjorgievski, Mr. Latona and Mr. Duffy – Present.

Mr. Tokosh and Mr. Burbano are absent. Mr. Francin sits in for Mr. Tokosh and Mr. Manzo sits in for Mr. Burbano.

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

**5. NEW BUSINESS**

**A.) 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.

Mr. Cialone confirms that the notice is in order and that they may proceed.

Mr. Cialone also swears in Jacob Solomon who is the architect for the applicant and is representing Mr. Singh. He gives his address as 14-25 Plaza Road Suite S35 Fair Lawn, NJ.

He gives his credentials and the Board accepts him as a witness.

Mr. Cialone swears in Mahanbir Singh he gives his address as 23 Strathmore Terrace in Saddle Brook. Mr. Solomon – This address is 23 Strathmore Terrace, Block 1808, Lot 22 on the tax map located in the RA Zone. The required lot size is 6500 square feet a 65 by 100 lot we are nonconforming lot area 5600 where 6500 is required. A nonconforming lot width of 56 feet where 65 feet is required. We are proposing to add 2 closets and a bathroom above the existing garage which has a nonconforming side yard and also proposing a one story addition in the rear which shall conform to the current setbacks of 10 feet. Currently the front setback is 25.4 feet the front setback is going to remain we are proposing a roof on columns on open porch which will encroach over this 25.4 feet required. The side yard is 8.8 feet which shall remain the new addition we are proposing in the back will have a 10 foot side yard so that will conform. The other side there is 6.8 feet required the garage is currently 5.2 feet so when we build the add-a-level over the garage the second floor will require a variance at the 5.2 feet as well. The combined side yard shall remain at 14 feet where 16.8 feet is required that’s also a variance. The rear yard shall be in conformance at 27.5 feet for the addition where 20 feet is required. There will be no change to the existing roof height of 27.8 feet where 28 feet to the midpoint of the gable is required. We will be conforming we’ll be at two stories which will remain. We also require variances for the building coverage. Currently the house is 22.55% coverage where 26% is permitted and we’ll be at 30.8%. Accessory coverage permitted is 18% the current is 20.6% by removing a rear patio for the addition we’ll be

conforming after the construction at 17.2% where 18% is required. The total coverage 44% is permitted existing now is 43.15% after construction it will be 48% so we need a variance for the total coverage as well. I will take you through the plans. On sheet A1 on the bottom corner we show the existing first floor demolition plan. This shows the conditions on the first floor. There's a dining room, a very small kitchen, a larger living room and one bedroom in the back. The purpose of the addition is to expand the kitchen into the addition also relocate the bath to create a more livable floor plan with more modern sized spaces. Sheet A2 we're showing the proposed first floor plan with the addition. The living room stays the garage will stay we're relocating the bedroom and bathroom on the first level. The addition here is this L shaped where we're going to be adding a family room expand the kitchen and create a small mudroom behind the garage for entrance into the house. The second floor has three bedrooms with a very small office there's no closet in that room. The addition over the garage will be two closets and a bathroom creating an on suite bedroom and converting a shared bathroom for the other two bedrooms. The third sheet shows the building elevations. We're showing the new addition over the garage. The existing ridge of the house will remain. In the rear you will see a one story addition and the second story add-a-level over the garage. We'll be using siding and materials to match the existing dwellings in the neighborhood. Asphalt shingles, siding, casement windows to match. Also on the front elevation you can see where we're adding this roof on columns that's going to be over the existing porch that's there now. We are not changing the front porch so that size will remain the existing porch. That's the application.

Mr. Kurus – What's the setback to the front porch?

Mr. Solomon – It's approximately four feet deep so it will be 21.4 feet to the front porch and 25.4 to the front door of the dwelling.

Mr. Kurus – Does it follow where the old porch is?

Mr. Solomon – That's correct we're not expanding the front porch. We're just covering it with a roof open columns.

Mr. Kurus – The increase in impervious was about 200 something square feet.

Mr. Solomon – Forty eight percent that's correct four percent of 5600 about 220 square feet.

Mr. Kurus – The down spouts can be directed to the interior of the lot like it says in our current letter to address drainage.

Mr. Solomon – Yes we will comply with any comments the Board Engineer may have or the Board may have.

Mr. Kurus – That's all I have.

Mr. Paparozzi – On Mr. Ambrogio's letter of denial the single setback of 6.8 he has as preexisting but it's a variance due to the addition above the garage and that also creates the variance for the combined setback so those two are variances which Mr. Ambrogio had as preexisting. Mr. Solomon has them as variances also the maximum accessory coverage that Mr. Ambrogio has as a variance is not a variance. Mr. Solomon has it as a variance as well. They're removing the patio in the back and it's going to increase the building but it reduces the accessory.

Mr. Duffy – Now they're below the 18%.

Mr. Paparozzi – That's right so Mr. Solomon just has to change that it's not a variance. The four variances are minimum side yard, total side yard, maximum building coverage and maximum lot coverage.

Mr. Duffy – Do any Board members have any questions?

Mr. Manzo – On the second floor plan it doesn't show any windows for the bedroom.

Mr. Solomon – Yes but they are all existing to remain on the front they're existing to remain.

Mr. Manzo – Okay thank you.

Ms. Murray – I notice that you have a shed on the property it's to remain but it's not the correct setback and if you need to replace it you will need a permit and you will need to put it at the right setbacks.

Mr. Duffy – Any more questions? Does this house have a basement?

Mr. Solomon – Yes it's not finished.

Mr. Duffy – It's accessed from inside the house?

Mr. Singh – Yes.

Mr. Duffy asks for a motion to open 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.

There are no further comments.

Mr. Duffy makes a motion to approve the application with the following conditions.

Direct the storm water runoff to the interior of the property. Revise the plans to remove maximum accessory coverage as a variance.

Mr. Duffy – So we're left with four variances then correct.

Mr. Cialone – Yes.

Mr. Schilp seconds the motion.

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

#### **A.) Fabian & Mary Barrios, 598 Hickory Avenue, Block 1806, Lot 27**

Applicant requests to construct a front covered porch, rear addition and second floor addition 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 they may proceed.

Jacob Solomon is the architect for this application also and he is sworn in again by Mr. Cialone.

Mr. Cialone swears in Fabian Barrios and he gives his address as 598 Hickory Avenue.

Mr. Solomon – This project is to create a second floor addition in the rear on columns as well as an add-a-level over the main dwelling and they are also proposing a covered front porch which will require some variances. Required lot size in the RA zone is 6500 square feet. This property is nonconforming at 5000 square feet. It also has a nonconforming lot width of 50 feet where 5 feet is required. The front setback of the dwelling is currently at 25.6 feet where 25 feet is required. After construction of the front porch we'll be encroaching into this front yard setback requesting a variance of 22.3 feet where 25 feet is required. One side is conforming at 13.3 feet where 10 feet is required. The other side is nonconforming preexisting at 5.9 feet where 10 feet is required which shall remain. The rear shall be conforming at 23.9 feet after construction where 20 feet is required. We'll be conforming in height and stories. We'll also be requesting a building coverage variance currently it's 24.9% where 26% building coverage is permitted. We'll be at 34.8% after construction. Accessory coverage currently is 16% where 18% is permitted and that will remain at 16%. Total coverage permitted is 44% currently it's 40.9% after construction total coverage will be at 50.8%.

Mr. Paparozzi – Those numbers are different from Mr. Ambrogio's and unfortunately I don't know who is right or wrong as I just got the application a few minutes ago but there are some big differences.

Mr. Solomon – Currently the house has an existing basement. The existing first floor has a bedroom and an office which is also it's in the bedroom, dining room and family room. The family room in the back is a ten foot ceiling height so that's going to remain as is we're not doing any construction at the family room. The second floor currently has one large bedroom and small sitting area. On the site plan here we are proposing a front porch that will be encroaching to 22.3 feet. The hatched area shows the add-a-level over the existing dwelling. The rear part here shows the new addition on columns so it will be an open covered patio below second floor on columns above. The first floor will remain fairly the same with the proposed covered front porch approximately 8 feet in depth. The rear patio will remain we're proposing full columns to support the second floor so the patio will remain open on the first floor. On the second floor we're adding two additional bedrooms so we have three bedrooms and two baths on the second floor. We'll be constructing the add-a-level above the existing side yard so there's no change. Page A3 shows the proposed front elevation and the covered front porch. The second floor add-a-level the height will be conforming at 28 feet the midpoint of the ridge. A4 shows the rear elevation showing the open patio here on columns supporting the second floor addition. We'll be reframing the family room roof in order to shed the water in the proper direction. The last sheet A9 shows some colored renderings and photographs of the existing front and rear of the dwelling as it is now. The other two pictures are showing the proposed front porch and the add-a-level on the second floor from the front and rear view.

Mr. Kurus – The upper level is just attic or what's the space up on the top that you're adding?

Mr. Solomon – That would be just the attic space.

Mr. Kurus – The total height I guess is 32 feet.

Mr. Solomon – It's approximately thirty one thirty two feet to the ridge.

Mr. Kurus – I'm looking at the rear elevations how much higher are you going than what's out there now?

Mr. Solomon – I would guess about nine to ten feet.

Mr. Kurus – There's no plan for that floor?

Mr. Solomon – The attic no it will be unfinished for the HVAC equipment. It will not be livable space.

Mr. Kurus – That's all I have.

Mr. Paparozzi – They're proposing a pool but there's no setback on the pool. Also the plan needs to show pool equipment because there are also setbacks for pool equipment as well. The variances that are listed are the maximum building coverage, the accessory coverage although it's being reduced it's because of alteration it's still a variance, maximum lot coverage is a variance and the front setback to the porch is the other variance. There are four variances but you need to see pool setback and equipment setback for the pool to see if there are any variances. Hopefully there isn't because you don't want the pool equipment next to the property line or the pool but you can state that I guess and it will be for review for Mr. Ambrogio.

Ms. Murray – I recalculated the mean based on what he had on the plans for the gables so I got the right amount. That's what I was concerned about before but I am concerned that it will be very high in an attic. We've had experience where people have a tall attic and they tend to make it livable space whether it's intended for it or not. That's a tall space you could stand up there.

Mr. Duffy – What's the height of that interior in the attic?

Mr. Schilp – What kind of access are you going to have for the second floor?

Mr. Barrios – Honestly it's all our decorations for holidays.

Mr. Schilp – No access are you going to have a set of pull down stairs?

Mr. Barrios – No it's not going to be pull down it's going to be above the steps from the first floor to the second floor. There's going to a door with steps going up. It's just so it's not a pull down to get the Christmas and Halloween stuff out of there from a pull down.

Mr. Schilp – It'll be a regular set of stairs going to the attic.

Mr. Barrios – Yeah but on a steeper angle. Just for storage we have nowhere to put any stuff.

Mr. Schilp – Yeah I can see that.

Mr. Barrios – In a cape house like that our basement is so little and we thought we'd put an attic on so we can put our decorations.

Mr. Duffy – What's the height of the attic I haven't heard yet.

Mr. Solomon – I'm not sure.

Mr. Duffy – The pool is existing by the way.

Mr. Barrios – It was like a plastic pool thing.

Mr. Paparozzi – The pool is not on the survey that was given to me. So the survey is not updated and if that is the case then obviously it should be shown with some numbers but also I have a concern that the height of the building is at it's maximum and I think Mr. Kurus might agree with me that topography should be done and maybe a framing height should be given to the Building Inspector before the framing is finished in case he exceeds the height because there is no topo on the existing ground and Mr. Solomon is not licensed to do that so he can't testify to that. Since he's at the maximum and I don't know the contours of the ground there's a chance that he may exceed that height and then there'd be a problem after the fact. So I think Mr. Kurus would agree with me we do a lot of times we ask for when the framing is done on the roof to submit a plan with the height to the mean to see that it doesn't exceed the maximum required and that should be done by a surveyor because he would have to do a topography of the ground. So just to ensure because Mr. Solomon has it at the maximum amount you don't have any room to play and that's not knowing what the existing topo is of the land.

Mr. Kurus – I agree with that. I guess you had a question on what the height of the attic was.

Mr. Duffy – Yeah.

Mr. Kurus – I thought he said it was around nine foot.

Mr. Solomon – To the ridge.

Mr. Duffy – Interior I'm asking.

Mr. Solomon – It'll be approximately eight foot seven eight foot eight to the ridge but there'll be collar ties at two thirds of the height off the roof so the collar ties that will hold the roof together will be approximately six feet off the floor.

Mr. Duffy – Okay.

Mr. Solomon – So it'll be every other rafter every 32 inches there's a horizontal collar tie about six and a half feet off the floor. That's part of the roof structure so there's no way to make that habitable.

Ms. Murray – It shows nine foot eight on your plan on your elevation that's what we're concerned about.

Mr. Solomon – To the ridge.

Ms. Murray – You left a foot it's not to the ridge.

Mr. Solomon – Okay. We are willing to lower the ridge it does not need to be that high especially without the topo. We are willing to lower the ridge to a height that's more comfortable for the Board.

Mr. Duffy – What would you be proposing then because now if you lower the ridge you'll have to adjust your plans?

Mr. Solomon – We have to obtain a topo as a condition of the resolution so we don't exceed that height of 28 feet.

Mr. Duffy – You're proposing to come down I would prefer that we have an idea before what the number is you're going to come down cause then the plans should reflect it.

Mr. Solomon - Right.

Mr. Duffy – Not say after the resolutions and everything's done we'll let you know what the height is it's not going to fly. That's not the way to do it.

Mr. Solomon – Right.

Mr. Duffy – That's one issue the other is on the survey Mr. Papparozzi is correct there is no pool yet on the plan there is a pool and when I look at the Google aerial that has to be older.

Mr. Cialone – On the rear elevation you can see the pool.

Mr. Duffy – So that pool is current right now that pool exists the way it is here?

Mr. Barrios – Yeah it's a cheap little Intex pool that we bought. It's not aluminum sides or anything we just take it down for the kids so it's not a permanent pool.

Mr. Duffy – Is it down or is it up?

Mr. Barrios – I drained it today I'm taking it down.

Mr. Duffy – You took it down today.

Mr. Barrios – I was pumping it down when Ms. Nobile came by.

Mr. Duffy – How'd they miss it on the survey do you put it up seasonally?

Mr. Barrios – Yeah it's a cheap four hundred dollar pool. It's not a permanent thing.

Mr. Duffy – Partially inflatable whatever.

Mr. Barrios – Yeah.

Mr. Duffy – Okay.

Mr. Solomon – I spoke with the applicant and we're willing to reconsider the height of the ridge so we'd like to adjourn and come back next month and present a more palatable ridge height for the Board. Hopefully we can adjourn to next month without further notice.

Mr. Duffy – Yes we'll discuss that in just a moment and then the topo.

Mr. Solomon – Okay we'll get a topo survey.

Mr. Cialone – Just in connection with the adjournment request whereas having the applicant to consent to the tolling of the time for the Board to make it's decision.

Mr. Solomon – Yes.

Mr. Duffy asks for a motion to accept the request for adjournment.

Ms. Murray makes a motion to accept the request for adjournment.

Mr. Duffy – Without notice before we get to the second. There'll be new plans.

Mr. Solomon – Yes.

Mr. Duffy – Including the topo and there's nothing further correct.

Mr. Solomon – The pool has to come down.

Mr. Duffy – Yes and I'd like to get these numbers correct on the legend as far as what the percentages are.

Mr. Solomon – Yes.

Mr. Cialone – You can speak with the Construction Official. Also you need a variance for the front porch I don't see that on the plans.

Mr. Paparozzi – Mr. Ambrogio had it marked on his denial sheet.

Mr. Cialone – If they're going to amend their plans just include whatever is missing.

Mr. Paparozzi – Mr. Ambrogio's letter also says the front setback is 20 feet they're proposing 22 and it's a variance so Mr. Ambrogio's letter of denial is incorrect too front setback is 25.

Mr. Duffy – Okay. So we have a motion do we have a second?

Mr. Schilp seconds the motion.

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

Mr. Duffy – This application is adjourned until the April 7<sup>th</sup> meeting provided you have everything. For those of you in the public who are here for this application this application by request of the applicant is being adjourned to our April 7<sup>th</sup> meeting provided they have put the items together that they need so there will be no further notice. If you have questions or concerns you can come back at that time.

## **6. RESOLUTIONS**

A.) Approval Juan Carlo Ardura, 533 Dewey Avenue, Block 703, Lot 35

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

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

## **7. MINUTES**

Meeting of February 3, 2025 Regular Meeting

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

## **8. COMMUNICATIONS**

Anthony Kurus to the Zoning Board of Adjustment, 2/05/25 Revised 2/07/25 (598 Hickory Avenue)  
Eric Timsak to the Zoning Board of Adjustment, February, 2025

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

## **9. VOUCHERS**

Neglia Engineering Assoc., 2/05/25, Mahanbir Singh, 598 Hickory Ave., Block 1806, Lot 27 \$150.00  
Basile Birchwale & Pellino, 2/20/25, Juan Carlo Ardura, 533 Dewey Ave., Block 703, Lot 35 \$250.00

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**

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. Schilp to close to the public. All in favor – YES.

## **11. ADJOURN**

Mr. Duffy – We have the storm water management that needs to be watched and the date that it was viewed emailed to the secretary. We also will have to do the financial disclosure statement coming soon. Can I have a motion to adjourn?

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

Meeting adjourned at 7:49 pm.

Respectfully submitted,

Frank Barrale