

**The minutes of the Regular Public Meeting of the Township Council of the Township of Saddle Brook held on December 30, 2024 at 5:30 PM at the Saddle Brook Municipal Complex, 55 Mayhill Street, Saddle Brook, NJ 07663.**

The Council President called the meeting to order.

The Township Clerk called the roll:

Councilman Cimiluca – Arrived at 5:31  
Councilman Gierak – present  
Councilwoman Sanchez – present  
Councilwoman Mazzer – present  
Council President Accomando – present

Mayor White – present  
Mr. Schettino – Twp. Attorney – present  
Mr. Klein – Twp. Engineer – absent  
Mr. Homsy – Twp. Administrator – present

Council President Accomando – Please rise for the salute to the flag.

The Council President announced that adequate notice of this meeting has been sent to all council members and to all legal newspapers in accordance with the provisions of the Open Public Meetings Act, Chapter 231, P.L. 1975.

The Township Clerk announced that the public is hereby advised that any statements made during the meeting of the Township Council of the Township of Saddle Brook may not be privileged or protected, and that persons or entities who take issue with such comments, or are offended by same, may and have in the past sought legal redress through the courts.

Any member of the public who addresses the Council speaks for themselves and not for the Council.

Council President Accomando – Motion to open the meeting to the public.

Motion: Councilwoman Mazzer

Second: Councilman Gierak

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierak – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer – yes  
Council President Accomando – yes

Council President Accomando asked if anyone wished to speak? Seeing none motion to close the meeting to the public.

Motion: Councilman Cimiluca

Second: Councilwoman Mazzer

Roll Call:

Councilman Cimiluca – yes

Councilman Gierak – yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Accomando – yes

## **COMMENTS**

Mayor White – I've got a few things I just want to mention coming up in the new year that I'm hoping that we can concentrate on. The affordable housing project on Rosol Lane that should have been started already but it's supposed to start any day I'm going to reach out to them and see where they're at but I know they got all their permits and they're ready to go. Ninety three seventy three Market the old Town Hall and Police Department Court where the planner made the development plan and we're going to be putting that out to developers looking to get someone that wants to develop that property. Carucci's and the old Garden Plaza, Carucci's first it's been vacant for a long time we've had discussions on it I really think we have to move forward with condemnation there because it's just a blight on the Town. I think everybody knows how I feel about that. I think That's got to be one of the things we have to concentrate on. The assisted living they started work and I don't know it seems like they just petered out there I don't know what's going on but I do know the attorney for the developer there and I'm going to give him a call to see what's going on. I think they tried to sell the project but it seems like they haven't gotten any further. That one isn't so bad because at least they cleaned it up a little bit it looks like they're doing something there.

Councilman Cimiluca – Through the Chair. Have they been paying taxes are they delinquent at all besides making it look like crap.

Mayor White – Both of them are as far as I know. The cannabis establishments we do have one the Dispensary on Route 46 the old Staples building they're having a Grand Opening shortly I think it's the ninth.

Councilman Gierak – The eleventh.

Mr. Homsy – Their soft opening should be the week of the sixth and their Grand Opening will be Saturday the eleventh.

Mayor White – We probably all got invited to that. I know we're going to continue to revise some ordinances in the new year. One other thing I wanted to mention is I brought this up a couple of times and I wanted to see how the Council felt about it but I really think that we need to move into the 21<sup>st</sup> century as far as all this paper that we use and don't really need I'd really like to see us go computerized with laptops I know it's expensive but it's something I think we really have to do. We got to get with the times the cost to do it would be well worth it.

Councilman Cimiluca – I think it was before you were Mayor but a wise man named Omar Rodriguez had proposed it's got to be 10 years ago I agreed with him not that I often agreed with him but I did on that case. I think it's a long time coming that we get tablets or whatever this way there's no waste of physical product the paper it's not worth it so I think the costs will be recouped across by saving on physical purchases like we have now.

Councilman Cimiluca – On the tablet we could have the city code we could have the zoning map and all that stuff right on the tablet so if we have a question we don't have to say Mr. Lo Dico go in the other room and bring out a huge map.

Mayor White – I know that with the boards when whoever the applicant is they have to pay the cost of plans that they give to all the members of the Planning and Zoning Board we don't bare that cost. We'll have to do something with them in the future too I don't know if they would benefit from it.

Councilman Cimiluca – All those plans when they're submitted you have to submit a pdf version of it anyway so they're doing it physically they have the paper but every time I've done it you have to put it on a flash drive or a CD or something.

Mayor White – When you think about it they have to be delivered the police drop them off.

Councilman Gierak – Is there any type of grant out there for them?

Mayor White – Check into it.

Councilman Gierak – I don't have a lot other than we are going to have a Flood Committee meeting the end of January I asked the Mayor for a date his schedule is a lot busier than mine so whatever date is good for the Mayor and Mr. Lo Dico we'll put it out there but it's going to be probably the last week of January.

Mayor White – We should do it on a Wednesday.

Councilman Gierak – Yeah we should do it on a Wednesday but I don't you have any meetings on that day.

Mayor White – Wednesday the 22<sup>nd</sup> looks good.

Councilman Gierak – The 22<sup>nd</sup> okay.

Mayor White – Either the 29<sup>th</sup> or the 22<sup>nd</sup>.

Councilman Gierak – Let's do the 29<sup>th</sup> is that okay with you Mr. Lo Dico January 29<sup>th</sup> here.

Mr. Lo Dico – 6:30?

Councilman Gierak – 6:30 is what we usually do.

Mr. Lo Dico – Okay.

Councilman Gierak – Anybody that's interested in attending we will have that Flood Committee meeting on the 29<sup>th</sup> 6:30 we'll be here. I just wanted to mention that we had another good year I think on the Council everybody works very nicely together I'm looking forward to working with everybody in 2025. Healthy and Happy New Year to all of our residents and it's been a pleasure working with everybody so I think we've accomplished a lot we're going to continue to accomplish a lot more for the residents so thank you.

Councilwoman Mazzer – Same thing I wish everyone a Happy Healthy New Year and look forward to another productive year.

Councilwoman Sanchez – Same as Flo.

Councilman Cimiluca – I've got a few pages. It was a pleasure working with everyone this year I look forward to the next few years working with all the many people in the audience. Thank you for coming out the fact that you guys are here over and over again means that you're involved and care about the Town just like we are so we appreciate you thanks.

Council President Accomando – I would like to thank every one of you for the vote of confidence for Council President this year. I'm not sure if you guys were wholeheartedly or throwing me to the lion's den because this was definitely different but I think we handled it well and professionally. You got sometimes the best of me but sometimes people get to you and you can't let people walk all over you and this is not an easy position to be in month to month because people just don't like us just because the position we carry and I got to know everybody up here and everybody's a family man family woman caring, loving, empathetic so everything that people say kind of hurts when they say we're liars or we're doing things other than from our hearts because we all live here. I don't have roots here but my kids are born here so we have some type of roots so it hurts when people try and attack your integrity and I can say that everyone of us up here has a good amount of integrity within us to continue to do the right thing for everyone in Saddle Brook. I do want to thank you all and I appreciate the opportunity.

## ORDINANCES

NONE

The Township Clerk reads the following:

**All items listed with an asterisk (\*) are considered routine and non-controversial by the Township Council and will be approved by one motion. There will be no separate discussion on these items unless a Council member(s) so requests it, in which case the item(s) will be removed from the Consent Agenda and considered in its normal sequence on the agenda. The one motion signifies adoption of all resolutions, receive and file letters, correspondence, reports and approval of minutes and applications.**

Mr. Lo Dico – For the Council's benefit the Used Cars, Gas Station, Auto Body, Auto Repair the businesses that are listed have been checked by Mr. Ambrogio to make sure that they comply with local ordinances. He sent the list back that they do and if the Council has no objection we received late Friday the recommendation for towing they're all renewals so if the Council has no objection we can put that on as part of the agenda.

Councilman Cimiluca – If we can pull 10 and 13 for the Public Place license renewals.

Mr. Homsy – Through the Chair on the resolutions item number 3 is something new that wasn't discussed I'm happy to elaborate on that if the Council wishes.

Councilman Cimiluca asks Mr. Homsy to elaborate.

Mr. Homsy – This proposed Shared Service Agreement with Maywood was brought to me by the Fire Chief. The current service vendor we use to serve our apparatus of the large rigs they're located in Piscataway and there's been a little bit of difficulties in terms of their turnaround time and the logistics of dropping the apparatus and picking it up and also the cost associated with the servicing of the vehicles. Maywood has the appropriate certified mechanics and equipment because they service their own and they service other towns as well so this allows us to be able to do it for a cheaper price and more local and a quicker amount of time for the Fire Department. There's no startup cost or anything we're going to try it out and see how it works with them. It's just a labor per hour basis and parts just very straightforward very simple and if for some reason it doesn't work out we just won't go back to them and request their services. We spoke with the administrator we spoke with their head mechanic they're fully qualified and certified and are able to provide the service. They can service other vehicles standard vehicles I don't know if that will be necessary it's really the big intent was for the large apparatus for the services that it needs. You're talking several thousand dollars just for standard services per apparatus and right now the current provider will take three to four weeks turnaround time which is difficult and a big strain on their department so this in theory definitely will get us cheaper rates overall for the servicing and quicker turnaround time.

Councilman Cimiluca – Question through the Chair currently if a rig needs to be worked on we have to drive it down the twenty five or thirty miles to Piscataway they work on it we get it back. So it's travel time back and forth whatever it is here we just bring it basically to the next town over.

Mr. Homsy – Yes and then there are with both vendors I'll say Maywood and also Fire and Safety there are costs that you can pay for delivery and pickup our current provider is between two and three hundred dollars for the convenience for here that's not going to be necessary. I don't know how much the cost is but it's not going to be necessary as it won't be as difficult because it's just a couple of miles away. Overall it will be more efficient and less costly and we'll try it out.

Motion: Councilwoman Mazzer

Second: Councilman Gierak

Roll Call:

Councilman Cimiluca - yes

Councilman Gierak - yes

Councilwoman Sanchez – yes

Councilwoman Mazzer - yes

Council President Accomando - yes

## **MINUTES**

NONE

**\* RESOLUTIONS**

**TOWNSHIP OF SADDLE BROOK**

**RESOLUTION SUPPORTING AMENDMENT OF THE FAIR HOUSING ACT (FHA)  
AS PROPOSED BY THE NEW JERSEY INSTITUTE OF LOCAL GOVERNMENT  
ATTORNEYS (NJILGA)**

**CR# 1224-216**

**WHEREAS**, the current standards embodied in the New Jersey Fair Housing Act (“FHA”) impose overwhelming burdens on municipalities as demonstrated by the fact that the Act calls for the imposition of a statewide affordable housing obligation of 84,690 just for Round 4 on municipalities that only issued 99,956 Certificates of Occupancy in the 2010-2020 period used to establish prospective need obligations for Round 4; and

**WHEREAS**, the imposition of excessive obligations does not create the realistic opportunity for the construction of more housing; and

**WHEREAS**, the imposition of excessive obligations disincentivizes municipalities to voluntarily comply – an overarching goal of all three branches of government; forces municipalities to overdevelop, thereby turning our Garden State into the garden apartment state; and spikes the obligations on taxpayers as municipal governments are left no choice but to commit to expensive compliance techniques in order to try to ameliorate the concerns of their communities with overdevelopment; and

**WHEREAS**, even handed justice requires that the obligations imposed by our laws must be realistic in order to justify imposing an obligation of constitutional dimension on municipalities to create a realistic opportunity for affordable housing; and

**WHEREAS**, the overwhelming impact of our current laws can be easily addressed merely by redefining the manner in which the regional need is calculated to be faithful to a principle embodied in the FHA despite its many changes over almost 40 years; and

**WHEREAS**, more specifically, the FHA has consistently defined the prospective need to include “a projection of housing needs based on development and growth which is *reasonably likely to occur* in a region or a municipality, as the case may be, as a result of actual determination of public and private entities” N.J.S.A.52:27D-304 (j); and

**WHEREAS**, the determination of the number of new units adjusted to remove tear down/rebuilds represents a far more solid foundation to project “development and growth which is *reasonably likely to occur*” than any other standard; and

**WHEREAS**, traditional 20 percent inclusionary zoning – the counterpart to exclusionary zoning-will only create a realistic opportunity for affordable housing if there is a sufficient market for the four market units needed to subsidize the fifth affordable unit; and

**WHEREAS**, the demand for market housing is essential to determining the creation of a realistic opportunity for affordable housing; and

**WHEREAS** a system that requires the construction of affordable housing in tandem with market housing ensures that as this state grows, it will grow with affordable housing without spawning the overdevelopment and spike in taxes that has led to an exodus of citizens leaving our state; and

**WHEREAS**, a standard that ensures that as our state grows it grows with a commensurate number of affordable housing units will put the doctrine on a trajectory that will avoid the doctrine from crumbling under its own weight by forcing municipalities to try to address overwhelming obligations; and

**WHEREAS**, fortunately, the New Jersey Institute of Local Government Attorneys has expressed its support for Legislation that defines the prospective need based upon “development and growth which is *reasonably likely to occur*”; and

**WHEREAS**, the redefinition of the affordable housing obligations of municipalities is not remarkable, but is rather a step in the continuous evolution of the doctrine since its inception in Mount Laurel I after which the obligation has been redefined multiple times; and

**WHEREAS**, our Supreme Court has emphasized that the issue of affordable housing is best left for the Legislature in that courts are ill equipped to deal with these issues and hence pledge to show great deference to the pronouncements of the Legislature; and

**WHEREAS**, this pledge for deference bodes well for any redefinition of the obligation-particularly one rooted in reality and designed to ensure that as municipalities grow with market housing, they grow with affordable housing; and

**WHEREAS**, for the above reasons, the Mayor and Council of the Township of Saddle Brook has determined that the Township of Saddle Brook’s prospective need, and the prospective need for all New Jersey municipalities for the fourth round and all future rounds of affordable housing obligations, should be calculated using NJILGA’s proposed CO-based methodology rather than the current FHA methodology based on “household change,” and that NJILGA’s proposed FHA amendment should be enacted by the New Jersey legislature as soon as possible;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Township of Saddle Brook, in the County of Bergen, and State of New Jersey, that the New Jersey legislature is hereby requested to enact the amendment to the Fair Housing Act that has been recommended by the New Jersey Institute of Local Government Attorneys and is attached hereto; and

**AND BE IT FURTHER RESOLVED**, that the Township Clerk be and is also hereby directed to send a copy of this signed, dated Resolution within five (5) days after its adoption, by mail and email to the following additional listed persons and entities:  
Senator Joseph Lagana, Assemblywoman Lisa Swain and Assemblyman Chris Tully.



Motion: Councilwoman Mazzer

Second: Councilman Gierek

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierek – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando – yes

**\* RESOLUTIONS**

**CR# 1224-217**

**WHEREAS**, a property located in the Township of Saddle Brook, known as 201 Schepis Avenue, Saddle Brook, New Jersey, Block 1706, Lot 13 is assessed to Kevin J. Otero and;

**WHEREAS**, on September 16, 2024, Mr. Otero was declared 100% tax exempt by the Department of Veterans Affairs effective April 20, 2023; and

**WHEREAS**, on December 10, 2024, Mr. Otero purchased 201 Schepis Avenue, Saddle Brook; and

**THEREFORE, BE IT RESOLVED**, that the Tax Collector is hereby authorized to cancel taxes effective December 10, 2024 and issue a refund in the amount of \$677.88 prorated for the fourth quarter of 2024. The refund check should be forwarded to the new homeowner, Mr. Kevin J. Otero, 201 Schepis Avenue, Saddle Brook, NJ 07663. This property is 100% tax exempt for 2024.

Motion: Councilwoman Mazzer

Second: Councilman Gierek

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierek – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando – yes

**TOWNSHIP OF SADDLE BROOK**

**RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE  
A SHARED SERVICE AGREEMENT WITH THE BOROUGH OF MAYWOOD FOR  
THE MAINTENANCE AND REPAIR OF FIRE TRUCKS**

**CR# 1224-218**

**WHEREAS**, the “Uniform Shared Services and Consolidation Act” N.J.S.A. 40A65.1 *et seq.*, allows any municipality or county to enter into a contract with any other municipality or county for the joint provision of any services within their joint jurisdiction; and

**WHEREAS**, the Borough of Maywood and the Township of Saddle Brook seek to enter into a Shared Services Agreement wherein the Borough of Maywood will provide maintenance and repair to the Township of Saddle Brook Fire Department apparatus which are directed to the Borough of Maywood by the Township of Saddle Brook effective January 1, 2025 for a period of 5 years; and

**WHEREAS**, the Township of Saddle Brook has reviewed and approves of the “Agreement” between the Borough of Maywood and the Township of Saddle Brook as on file with the Office of the Township Clerk for the term of the contract and the expenditure of funds pursuant to the terms thereof;

**NOW, THEREFORE BE IT RESOLVED**, by the Township Council of the Township of Saddle Brook, County of Bergen, State of New Jersey agrees to authorize the Mayor and Township Clerk to execute the “Agreement” between the Township of Saddle Brook and the Borough of Maywood as on file with the Township Clerk.

Motion: Councilwoman Mazzer

Second: Councilman Gierek

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierek – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando – yes

**TOWNSHIP OF SADDLE BROOK  
RESOLUTION**

**CR# 1224-219**

**WHEREAS**, N.J.S.A. 40A: 4-58 provides for the appropriation transfers during the last two (2) months of the fiscal year and the first three months of the new year, when it has been determined that it is necessary to expend for any of the purposes specified in the budget an amount in excess of the sum appropriated therefore and where it has been further determined that there is an excess in any appropriation over and above the amount deemed to be necessary to fulfill the purpose of such appropriation.

**NOW, THEREFORE BE IT RESOLVED** by the Township Council of the Township of Saddle Brook, County of Bergen, State of New Jersey, that the Chief Financial Officer be and hereby is authorized to make transfers among the 2024 Budget accounts as shown on a list to be supplied to the Township Clerk.

Motion: Councilwoman Mazzer

Second: Councilman Gierek

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierek – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando – yes

**TOWNSHIP OF SADDLE BROOK  
RESOLUTION**

**CR# 1224-220**

**BE IT RESOLVED** BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY THAT THE PROPER WARRANTS BE DRAWN AND THAT THE ATTACHED BILLS, WITH THE EXCEPTION OF THOSE BILLS NOT APPROVED BY A MAJORITY OF THE COUNCIL, BE PAID TOTALING **\$4,055.29** PROVIDING FUNDS ARE AVAILABLE AND ALL BILLS SUBMITTED COMPLY WITH N.J.S.A. 40A: 11-1 ET. SEQ AND ANY OTHER APPROPRIATE STATUTES.

**THESE ARE THE BILLS PAID THROUGH OFF LINE CHECKS.**

Motion: Councilwoman Mazzer

Second: Councilman Gierek

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierek – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando – yes

## **TOWNSHIP OF SADDLE BROOK RESOLUTION**

### **CR# 1224-221**

**BE IT RESOLVED** BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY THAT THE PROPER WARRANTS BE DRAWN AND THAT THE ATTACHED BILLS, WITH THE EXCEPTION OF THOSE BILLS NOT APPROVED BY A MAJORITY OF THE COUNCIL, BE PAID TOTALING **\$35,369.99** PROVIDING FUNDS ARE AVAILABLE AND ALL BILLS SUBMITTED COMPLY WITH N.J.S.A. 40A: 11-1 ET. SEQ AND ANY OTHER APPROPRIATE STATUTES.

Motion: Councilwoman Mazzer

Second: Councilman Gierek

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierek – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando – yes

**TOWNSHIP OF SADDLE BROOK  
RESOLUTION**

**CR# 1224-222**

**WHEREAS**, the Saddle Brook Police Department has reviewed the towing operators' applications for towing services for the year 2025, and

**WHEREAS**, the Police Department has certified that the towers have met all requirements under the Township Ordinances,

**NOW THEREFORE BE IT RESOLVED** by the Township Council of the Township of Saddle Brook that the following towers are approved for the year 2025:

All Points Auto and Towing, 37-43 West Passaic St. Rochelle Park, NJ – renewal  
Arrow Towing. 365 North Midland Avenue, Saddle Brook, NJ - renewal  
Belfi's Auto and Truck Repair, 208 Palisade Avenue, Garfield, NJ - renewal  
David's Towing, 70 Lincoln Place, Garfield, NJ – renewal  
Five Star Towing, 296 Midland Avenue, Saddle Brook, NJ - renewal  
Main Auto Body, Outwater Lane, Lodi, NJ – renewal  
Nutchie's Service, 72 South Main Street, Lodi, NJ 07644 –renewal  
Park Auto Body, 15 Stefanic Avenue, Elmwood Park, NJ – renewal  
Rochelle Park Auto Body, 96 Essex St., Rochelle Park, NJ –renewal  
Rochelle Park Towing, 200 Central Avenue, Rochelle Park, NJ – renewal

Motion: Councilwoman Mazzer

Second: Councilman Gierak

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierak – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando – yes

**\* CORRESPONDENCE**

1. ROBERT KLEIN, RVE, TWP. ENG.

TO: JIMMY HOMSI, BUS. ADM.

RE: FINAL PAYMENT AJM CONTRACTORS

2024 ROAD PROGRAM - \$150,508.40

DATE: DECEMBER 6, 2024



One Harmon Plaza, Suite 600  
Secaucus, NJ 07094  
O: (201) 624-2137  
F: (201) 624-2136

December 6, 2024

James Homsí –Business Administrator  
Township of Saddle Brook  
55 Mayhill Street  
Saddle Brook, New Jersey 07663

Re: **Township of Saddle Brook**  
**2024 Road Program**  
**Pay Certificate No. 2**  
**RVE File No. 0257-T-114**

Dear Mr. Homsí,

Enclosed please find Payment Request No. 2 for **AJM Contractors** for work performed on the above-referenced project. Remington & Vernick Engineers has reviewed the certificate with the contractor and agrees with the payment noted.

Therefore, we recommend the following payment be made to **AJM Contractors** in the amount of **\$150,508.40**.

Should you have any questions, please feel free to call our offices at (201) 624-2137.

Sincerely,  
**REMINGTON & VERNICK ENGINEERS, INC.**

Robert J. Klein, P.E., C.M.E.  
Project Manager

cc: Mayor Robert White  
Pete Lo Dico  
Frank Barrale  
Vincent Buono

C-1

2. CHIEF ZOTOLLO  
TO: PETER LO DICO

RE: FILM LIMOUSINE, 250 PEHLE AVENUE  
DATE: DECEMBER 11, 2024

12/30/24

## Saddle Brook Police Department



JOHN A. ZOTOLLO, JR.  
CHIEF OF POLICE



SADDLEBROOKPD.COM



63 MARKET STREET  
SADDLE BROOK, N.J. 07663  
201-587-2924

To: Peter LoDico – Township Clerk  
From: John A. Zotollo, Jr. – Chief of Police  
Date: December 11, 2024

**Re: LIVERY APPLICATION**

**Film Limousine, Inc  
Gabriel Davidson  
83 Garwood Avenue  
Fairlawn, NJ 07410**

In accordance with Township Ordinance, an investigation was conducted regarding the above business and individual who filed a Livery Application. The livery service will operate out of 250 Pehle Avenue.

The investigation did not reveal anything that would disqualify the business or the individual. All required documents were provided and the company meets all insurance thresholds as required.

I therefore find no reason why this application should not be approved.

C-2

CC: file

**3. CHIEF ZOTOLLO  
TO: PETER LO DICO**

**RE: THERAPEUTIC MASSAGE & HEALTH SPA  
350 MARKET STREET  
DATE: DECEMBER 11, 2024**

12/30/24

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## Saddle Brook Police Department



JOHN A. ZOTOLLO, JR.  
CHIEF OF POLICE



SADDLEBROOKPD.COM



63 MARKET STREET  
SADDLE BROOK, N.J. 07663  
201-587-2924

To: Peter LoDico – Township Clerk  
From: John A. Zotollo, Jr. – Chief of Police  
Date: December 11, 2024

**Re: MESSAGE/PHYSICAL THERAPIST APPLICATION**

**Therapeutic Massage and Health Spa  
350 Market Street  
Saddle Brook, NJ 07663**

**Pamela Espinoza Guerra (Owner)  
121 West Oldis Street, Unit #1  
Rochelle Park, NJ 07662**

In accordance with Township Ordinance, an investigation was conducted regarding the above business and individual who filed a Massage/Physical Therapist Application.

The investigation did not reveal anything that would disqualify the business or the individuals.

I therefore find no reason why this application should not be approved.

C-3

CC: file

12/30/24

470

## \* APPLICATIONS

### Public Place

1. Dunkin Donuts – 255 Pehle Avenue – Renewal
2. Dunkin Donuts – 110 Market Street – Renewal
3. Que Pasta – 326 Market Street – Renewal
4. Dynasty Buffet – 383 Market Street – Renewal
5. Sky View Restaurant (Crowne Plaza) – 50 Kenny Place – Renewal
6. Waikiki Poke & Ramen – 448 Market Street – Renewal
7. Midland Brew House – 374 North Midland Avenue – Renewal
8. Carrols Restaurant (Burger King) – 429 Market Street – Renewal
9. H&S Restaurant (KFC) – 503 Market Street – Renewal
10. Nick’s Sandwich Shop – 505 Saddle River Road – Renewal
11. Royal Hibachi Buffet – 189 Route 46 – Renewal
12. Gaby’s Pizza & Grill – 550 North Midland Avenue – Renewal
13. Brothers Pizza – 189 Route 46 – Renewal
14. ACME – 75 Mayhill Street – Renewal
15. Donna’s Pizza – 487 Market Street – Renewal
16. Subway – 487 Market Street – Renewal
17. Saddle Brook Diner – 30 Market Street – Renewal
18. Mr. Bruno’s – 472 Market Street – Renewal
19. Dairy Queen – 430 Market Street – Renewal
20. New East Wok - 519 Market Street – Renewal
21. Matsuya Inc. – 490 Market Street – Renewal
22. The Golden Pub - 335 Market Street – Renewal
23. Hong Kong Restaurant – 491 Fairlawn Parkway – Renewal
24. Yummy Yummy – 506 Saddle River Road – Renewal
25. Grumpy’s Pizza – 522 Saddle River Road – Renewal
26. Mario’s Pizza – 439 Market Street – Renewal
27. Uber Brunch & Deli – 365 North Midland Avenue – Renewal
28. Pizza Hut – 536 Market Street – Renewal
29. Pizza Run – 489 Fairlawn Parkway – Renewal
30. Gigi’s Café – 514 Saddle River Road - **New**

### Used Cars

31. Up 2 The Next Auto Sales – 126 Route 46 – Renewal
32. North Jersey Truck Center – 236 Route 46 - Renewal

### Gas Station

33. Fuel 4 – 230 Market Street – Renewal
34. Delta (Keely’s) – 390 Floral Lane – Renewal
35. Jeta Service Station – 387 Market Street - Renewal

### **Auto Repair**

- 36. Garden State Auto Repair – 126 Route 46 – Renewal
- 37. Jeta Service Station – 387 Market Street - Renewal

### **Pump & Tank**

- 38. JP Patti Testa America, LLC – 365 Jefferson Street – Renewal

### **Auto Body**

- 39. New Saddle Brook Auto Body – 508 & 510 Market Street – Renewal

### **Scrap Metal**

- 40. Curcio Scrap Metal, Inc. – 416 Lanza Avenue – Renewal

### **Hotel**

- 41. Crowne Plaza Hotel – 50 Kenny Place – Renewal

### **Vending**

- 42. Atlantic Vending – @ Walmart 189 Route 46 – Renewal
- 43. Coinstar Asset Holdings, LLC - @ Walmart & ACME - Renewal

### **Livery**

- 44. Film Limousine, LLC – 250 Pehle Avenue – Renewal

### **Massage Therapy**

- 45. Therapeutic Massage & Health Spa – 350 Market Street – Renewal

### **Bingo License**

- 46. Senior Center – 8 Caldwell Avenue – Renewal

Mr. Lo Dico – We have the application Nick’s Sandwich Shop for renewal public place.

Motion: Councilman Gierak

Second: Councilwoman Mazzer

Roll Call:

Councilman Cimiluca - abstain  
Councilman Gierak - yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando - yes

Mr. Lo Dico – We have Brothers Pizza 189 Route 46 for renewal public place.

Motion: Councilwoman Mazzer

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca - abstain  
Councilman Gierak - yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando - yes

Mayor White – Through the Chair to Mr. Lo Dico regarding the license renewals; is this all of them?

Mr. Lo Dico – No these are ones that we’ve received. It’s not a full list because we haven’t received all the renewals. They will be voted on in February when they come in. Just for the Council’s information we did receive some information from the Police Chief on towing rates because that has come up in the past so Chief Zotollo has prepared information. I’ve attached the current rates for Council action of you want to take in February for an ordinance amendment.

Councilman Cimiluca – I was under the impression that we had voted on that in the past we just discussed it in terms of changing our towing fees so they’re equivalent to the State Police.

Mr. Lo Dico – We have to amend the ordinance.

Councilman Cimiluca – I gave misinformation to somebody I thought we had passed it already.

Mr. Lo Dico – It will be on the February Work Session. Our Reorganization Meeting agenda part of it will be in closed session but we have the Oath of Office will be administered to Councilwoman Mazzer, Councilman Cimiluca, Councilman Gierek then we go through the roll call and then we do the Council President and different representatives. Township Auditor we received one RFQ and that was Wielkocz & Company. Bond Counsel we received two Wilentz and Rogut & McCarthy we reviewed them and the recommendation would be if the Council has no objection to stay with Rogut & McCarthy. The approval of signatures on Township checks, the usual resolutions for interest rates. We have to set the Council meeting dates for 2025 if the Council wishes to keep the same dates.

Councilman Cimiluca – Do we know if we run into any problems you know sometimes July 4th?

Mr. Lo Dico – July 3<sup>rd</sup> is fireworks night that's a work session.

Councilman Cimiluca – That's the first Thursday.

Mr. Lo Dico – If the Council wishes to change the date or do a combined Work Session and Public Meeting for July we could do that.

Councilman Cimiluca – Any other days like that?

Mr. Lo Dico – I checked the other dates that's the only one.

Councilwoman Sanchez – February 6<sup>th</sup> is the Spirit Leaders Tricky Tray that's on the first Thursday.

Mr. Lo Dico – We have to check with the court because the court uses the dates too I did tell them not to book.

Mayor White – What about meeting earlier that night.

Mr. Lo Dico – We could it's up to the Council.

The Council decides to have the February meetings on the 13<sup>th</sup> and the 20<sup>th</sup> providing there is no conflict with the court and the July meetings will be both Work Session and Public Meeting on the 17<sup>th</sup>.

Mr. Lo Dico – The December meeting will be on Monday or Tuesday at the end of the month 29<sup>th</sup> 30<sup>th</sup> what's Council's pleasure?

The Council decides on Monday December 29<sup>th</sup>.

Councilman Gierak – Any issues in November?

Mr. Lo Dico – It would be the same thing we could do the combined meeting for November.

Council President Accomando – That would be on the 6<sup>th</sup>.

Mr. Lo Dico – Right.

Councilman Gierak – Would that conflict with the election?

Mr. Lo Dico – No we have no local election this year.

Councilman Cimiluca – Who's top of the ticket this year?

Mr. Lo Dico – The Governor. The primary has been pushed back a week. I don't think it matters but the meeting in June falls on Juneteenth and I think we're closed that Friday.

Mr. Homsy – We use the Friday instead of Thursday the day of.

Mr. Lo Dico –The other resolutions for the reorg will be the readoption of prior resolutions, authorize the issuance of offline checks through February 20<sup>th</sup> which is our first meeting, adoption of the temporary 2025 budget, authorize the Tax Collector to cancel balances, reestablish petty cash fund, adopt the Bergen County Chiefs Association Mutual Aid Plan and Rapid Deployment Force and then authorize participation in the 1033 Program for the Police Department and that's pretty much our reorganization agenda without appointments. We'll have the legal newspapers which is the Record and Our Town. Depositories will be Spencer Bank and Columbia Bank.

Councilman Cimiluca – We should check with John Schettino about the local newspapers there was something I believe I know you might have gone to the same seminar I did something about that it actually has to be published.

Mr. Lo Dico – They passed a bill and I think it's going to become law that the Star Ledger starting in February is going to be online so they're going to accept online because of the Star Ledger discontinuing.

Councilman Cimiluca – I knew there was some kind of.

Mr. Lo Dico – Yes but right now the two papers are published and they're only doing that for one year until they review it.

Mayor White – I wanted to know if everybody got the email from Mrs. Sloma from Sterling today. I think that's one other thing we really have to act on. It's only the new year so we have to wait to pass the ordinance but that's something we need to do right away because I'm surprised no one's here now. We may get people here on the second it's just hanging over us make a decision already.

Councilman Cimiluca – I'm a little confused in that what Mr. Klein proposed was to have one side of the street parking to a certain point and then basically swap. That's for the last three parking spaces so you're just switching it. You can go right down the middle of the road one place on the block it's going to be no parking on the right side and then on the back vice versa. Either way you can go down they're not going to coincide you're never going to have parking on both sides it's just going to be one side and then switch it over to the other side and I think he said that gives you two extra parking spaces and I think the whole problem is not only the narrowness of the road but it is the amount of parking spaces between getting those couple of extra spaces and striping the spaces themselves we're gaining three or four spaces on there which I think helps the residents of that block. I don't fully understand what the objection to switching here was because at no point is there going to be parking on both sides of the street.

Mr. Homsy – Councilman Cimiluca is correct in terms of where we left off and that is the recommendation and we were going to receive a rendering from the engineer which I haven't received yet and to be shared with the public and the residents of that street. That is the way that was his recommendation on what will give us the most amount of parking spaces. If it was just one side or the other whichever way you go there's going to be pros and cons with this may be the way to obtain a few more spots.

Councilman Gierak – Some of the residents have opposition to that for whatever reason I'm not sure what the reason was obviously you get the most spots that makes the most sense to me but I know some of the residents did have opposition about going half way up the block on one side and then the rest of the block on the other side for whatever reason I didn't fully understand what the rationale was but.

Council President Accomando – I just don't think they could have visualized it.

Councilman Cimiluca – Maybe with a map it will help them.

Mayor White – I think we kind of got caught off guard too. I had no idea he was going to come up with that. I was glad he was looking into it and trying to come up with the best plan but it kind of came out of left field with that.

Council President Accomando – Heads up would have been nice.

Mayor White – Yeah and it was a regular meeting it wasn't a work session so we really couldn't discuss it with the residents either because they only had three minutes there was a lot of other stuff going on that night. I'm willing to listen but I just think that's another thing we have to make a priority. We'll meet the second but that's not the time to discuss it either because it's a regular meeting. The next meeting will be February. Hopefully, Mr. Klein will come up with that rendering so we all could look at it.

Mr. Homsy – I'll message him to say that to get it within the next two weeks and if the Council wishes to have the rendering for each of the options he may recommend. I know that's his top recommendation but if we want for the visualization and discussion purposes to get three renderings one on one side, one on the other then the other half and half I could ask him to do so. I don't think it's going to take too much time to put together.

Councilman Cimiluca – It should have the striping with the spaces designated because I think that will help get the maximum number of spaces for each so we can compare apples to apples.

Mr. Homsy – I can let him know.

Mayor White – Definitely lines to show I think you'll get more spaces just by doing that. This way you're not going to have people taking up the whole space in front of somebody's house. We just have to make sure the Chief gets a hold of that. I spoke to him after that meeting and I don't know him and the Captain weren't on the same page. The Chief felt strongly that we needed to make no parking.

Councilman Gierak – The other issue with Sterling Place how much parking would be there of the Township?

Mayor White – Some of the residents seem to think that at the end that's where the gentleman Mr. Atkinson lives he's the one that his wife's not well so I don't know it's a



little tricky there he has trouble getting in and out as it is. He wasn't at that meeting so if he was told that I'm sure he would have said something but some of the other neighbors did mention that.

Councilman Cimiluca – You would hear more complaints than we hear on the street and people that we know. We don't get those calls coming in from outside but isn't Blanche and Garden aren't they the same size streets are we facing the same kind of problems with them?

Mayor White – I think they're a little wider they don't have curbs either I don't think they have curbs. Garden is wider but Blanche is kind of narrow I think but I don't know if they have curbs.

Councilman Cimiluca – All those streets I thought were more narrow than most other streets in Town so I was wondering why Sterling is having this issue but the other two streets that are there aren't.

Mayor White – What sent this off was the curbs and really it added space but now because of the curbs the people were parking on the property. There were some that had railroad ties and Belgian Block but they weren't that high and they just went over it.

Councilman Gierak – It seems like overall people are thrilled with the fact that there are curbs.

Mayor White – Yeah curbs are the right stuff.

Councilman Cimiluca – It helps with the drainage.

Mayor White – That's all I have.

Council President Accomando – Motion to open the meeting for agenda items only.

Motion: Councilman Gierak

Second: Councilwoman Mazzer

Roll Call:

Councilman Cimiluca - yes

Councilman Gierak - yes

Councilwoman Sanchez – yes

Councilwoman Mazzer - yes

Council President Accomando - yes

Council President Accomando – Seeing none motion to close.

Motion: Councilman Gierek

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca - yes  
Councilman Gierek - yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando - yes

The Council goes into closed session at 6:09 pm

## **TOWNSHIP OF SADDLE BROOK RESOLUTION**

### **CR# 1224-223**

**WHEREAS**, the Township Council of the Township of Saddle Brook desires to meet for the purpose of a closed session to discuss personnel and,

**WHEREAS**, the Open Public Meetings Act does make an exception and allows a public body to hold a closed session to discuss these items,

**NOW THEREFORE BE IT RESOLVED** by the Township Council of the Township of Saddle Brook that the closed session to take place on December 19, 2024 at 6:00 PM or as soon thereafter as the matter can be reached at the Municipal Building be closed to the public and the press and that the results of the discussion at the closed session will be released to the public when the reasons for discussing and acting on it in closed session no longer exists.

Motion: Councilman Gierek

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierek – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando – yes

The Council comes out of closed session at 7:10 pm

Council President Accomando – Motion to adjourn.

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes  
Councilman Gierak – yes  
Councilwoman Sanchez – yes  
Councilwoman Mazzer - yes  
Council President Accomando – yes

Meeting adjourned at 7:11 P.M.

Respectfully submitted,

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Peter Lo Dico, RMC, CMC  
Township Clerk

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Todd J. Accomando  
Council President

Approved: February 20, 2025

