

## **TOWNSHIP OF SADDLE BROOK PLANNING BOARD**

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, April 21, 2025 at 7:00 p.m.

**1. ROLL CALL:** Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. LaGuardia, Mr. Maniscalco, Councilwoman Mazzer, Mayor White, Mr. Camporeale and Mr. Vermilyea – PRESENT Mr. Hickey and Ms. Barrale - ABSENT

Also present were Anthony Cialone, Board attorney, Yasseen Saad, Board engineer and Gary Paparozzi, Board planner.

### **2. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT**

### **3. NEW BUSINESS**

A.) Preliminary and Final Site Plan Application

Wal-Mart Real Estate Trust, 189 Route 46, Blocks 123 & 120, Lots 1 and 1.01 & 1

Marc Policastro, attorney for the applicant came forward.

Mr. Cialone – Council has provided proof of service. The board does have jurisdiction to hear this application.

Ben Crowder, engineer for the applicant was sworn in.

Mr. Crowder – Exhibit A-1, aerial exhibit of existing conditions, dated 04/21/25. Walmart is a tenant within the shopping center. It is 25.8 acres, located in the B-2 zone. The total accumulative shopping area is about 228,920 square feet. That does include an approximately 4,200 square foot McDonald's restaurant with a drive thru. Walmart occupies just under 104,000 square feet of the center or about 45% of the overall shopping center area. We are not looking to add building area or increase building coverage. Largely the footprint of the shopping area will remain unchanged with this application. They are looking to expand mainly to the east in the former Modell's Sporting Goods space that's been vacant for quite some time. It is about 25,000 square feet. He does have an existing loading dock towards the rear of the site. There will be some demolition to the back of that former Modell's to accommodate 2 loading bays to serve the Walmart use in that expanded area. It results in a slight reduction in overall building area.

Exhibit A-2 Site layout plan (colorized page SP1), dated 04/21/25.

After the partial demolition in the bay for a 2 bay loading appendage and a small, proposed vestibule expansion in the front, predominantly used for cart storage results in a net overall loss in square footage of 890 square feet.

Mr. Maniscalco made a motion; seconded by Mr. Browne to open the meeting to the public for questions for Mr. Crowder. All in Favor - YES

No public participation.

Mr. Maniscalco made a motion; seconded by Mr. Browne to close the meeting to the public. All in Favor – YES

Mr. Maniscalco made a motion; seconded by Mr. Browne to open the meeting to the public for questions for Mr. Petrillo. All in Favor - YES

Mr. Maniscalco made a motion; seconded by Mr. Browne to close the meeting to the public. All in Favor - YES

Mr. Browne made a motion; seconded by Mr. Maniscalco to open the meeting to the public for questions for Ms. Nazaro. All in Favor - YES

No public participation.

Mr. Browne made a motion; seconded by Mr. Maniscalco to close the meeting to the public. All in Favor – YES

Mr. Maniscalco made a motion; seconded by Mr. Browne to open the meeting to the public for comments. All in Favor – YES

Mr. Maniscalco. made a motion; seconded by Mr. Browne to close the meeting to the public. All in Favor - YES

Mr. Maniscalco made a motion; seconded by Mr. Browne to approve the application with the conditions discussed:

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. LaGuardia, Mr. Maniscalco, Councilwoman Mazzer, Mayor White, Mr. Camporeale and Mr. Vermilyea – YES

## **APPLICATION APPROVED**

### **4. MINUTES**

Mr. Cook made a motion; seconded by Mr. Browne to approve the minutes of the March 17, 2025 meeting. All in Favor - YES

### **5. COMMUNICATIONS**

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

### **6. VOUCHERS**

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

Neglia Engineering Associates, 02/05/25, Bridge Asset Management, \$230

Neglia Engineering Associates, 04/01/25, Bridge Asset Management, \$613.75  
Return Unused Escrow, 04/21/25, Saddle Brook Realty, LLC, \$3,251.98  
Return Unused Escrow, 04/21/25, Cattino Real Estate Holdings, LLC, \$1,033.08  
Return Unused Escrow, 04/21/25, Russell J. Kelley Builders, \$437.66  
Return Unused Escrow, 04/21/25, 76 Catherine LLC, \$226.68  
Return Unused Escrow, 04/21/25, Chefler Foods LLC, \$84.34

VOTE: All in Favor – YES

## **7. OPEN AND CLOSE THE MEETING TO THE PUBLIC**

Mr. Maniscalco made a motion; seconded by Mr. Browne to open the meeting to the public. All in Favor - YES

No public participation.

Mr. Brown made a motion; seconded by Mr. Maniscalco to close the meeting to the public. All in Favor - YES

## **8. ADJOURN**

Mr. Maniscalco made a motion; seconded by Mayor White to adjourn the meeting.  
All in Favor - YES

Meeting adjourned 8:53 p.m.

Respectfully Submitted,

Jayne Kapner  
Planning Board Secretary