

TOWNSHIP OF SADDLE BROOK

ZONING BOARD OF ADJUSTMENT MINUTES

May 5, 2025 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday May 5, 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, Mr. Tokosh, Ms. Nobile, Mr. Burbano, Mr. Latona and Mr. Duffy – Present.

Mr. Francin, Mr. Manzo and Mr. Gjorgievski are absent.

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

5. NEW BUSINESS

A.) Paul Levin, 32 Garden Street, Block 905, Lot 7

Applicant requests to construct a carport that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

(Applicant was carried without further notice from the April 7, 2025 meeting and is asking for an adjournment without further notice to the June 2, 2025 meeting.)

Mr. Schilp makes a motion seconded by Ms. Murray to carry this application to the June 2, 2025 meeting without further notice.

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

Mr. Duffy announces that the application will be carried without further notice to the June 2, 2025 meeting without further notice.

B.) Ready Spaces Management, LLC, 575 North Midland Avenue, Block 1701, Lot 1.02

Applicant is proposing to amend the September 12, 2022 Zoning Board of Adjustment Approval to:

a. Implement a modified layout of the accessory (refuse) area; and

b. Eliminate condition (F) of the prior approval which states: “A maximum of one 15 amp circuit per unit regardless of size”.

(Applicant is requesting an adjournment without further notice to the June 2, 2025 meeting.)

Mr. Duffy – Personally I do not have a problem granting the adjournment with one exception if they were to ask for another adjournment in June I would require them to renote in fairness to the residents.

Mr. Schilp makes a motion approving the request for adjournment without further notice if they ask for another adjournment then they would need to renote.

Ms. Murray seconds the motion.

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

Mr. Duffy announces that the application will be carried without further notice to the June 2, 2025 meeting without further notice. If anyone is here for this application they will be heard on June 2nd if for any reason they ask for an adjournment again we will stipulate that they have to renotece.
Mr. Cialone for the record confirms that Ready Spaces did provide the appropriate notice.

C.) Anthony Cutillo, Jr., 180 South Leswing Street, Block 1007, Lot 9.01

Applicant requests to construct a 6 foot privacy fence in the front yard 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 for this application and they may proceed
Mr. Cialone swears in Anthony and Jennifer Cutillo they give their address as 180 South Leswing Street.
Mr. Duffy – Would you describe to the Board what you are requesting.
Mr. Cutillo – We’re looking to install a six foot vinyl privacy fence at our house.
Mrs. Cutillo – We have an irregular property shaped like a pizza.
Mr. Cutillo holds up his site plan and shows how the fence will be installed.
Mr. Duffy – Do any of the Board members have any questions?
Mr. Schilp – Will it be white vinyl solid one?
Mr. Cutillo – It will be clay to match the house like a beige color.
Mr. Tokosh – The fence will be in front of the existing trees there.
Mr. Cutillo – The ones on an angle coming off the house are coming down. We put those up because we tried to build for the privacy but they’re not growing fast enough so those are coming down. The ones long way between the two properties those are going to stay but we are putting the fence on the inside of the trees.
Mr. Duffy – Do any other Board members or professionals have any questions?
Mr. Paparozzi – The proposed fence plan there is a pool drawn in was that put in after the survey?
Mr. Cutillo – That was afterwards I put that on there.
Mr. Paparozzi – There is a pool there?
Mr. Cutillo – Yes an above ground pool.
There are no further questions.
Mr. Duffy – 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. Tokosh to close to the public. All in favor – YES.
Mr. Mazzer makes a motion seconded by Mr. Burbano to approve the application.
Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Ms. Nobile, Mr. Burbano, Mr. Duffy – YES.

D.) Robert Garofalo, 23 Cambridge Avenue, Block 1512, Lot 25

Applicant requests to construct a 12 foot by 23 foot oval above ground pool 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 swears in Robert and Nancy Garofalo they give their address as 23 Cambridge Avenue.
Mr. Duffy – Would you walk the Board through your application what it is you’re asking for.
Mr. Garofalo – We want to install a 12 by 23 foot oval above ground pool in our backyard.
Mr. Duffy – The variances required for this is maximum accessory coverage is that correct?
Mr. Garofalo – Yes we need variance for the coverage.
Mr. Paparozzi – Mr. Chairman it’s hard to tell because it’s hand drawn but you need 20 feet from accessory structure to the main building and then accessory structure to another structure you need ten which you don’t have. The pool to the shed is 6 feet and the pool to the house is maybe 14 or 15 feet so those are two I believe Mr. Ambrogio missed and again it could be because it’s hand drawn I don’t know what the scale is.

Mr. Duffy – It's 14 feet from the house to where the filter is and then 4 feet from there so from the pool to the house is 18. This would trigger a variance for a setback correct?

Mr. Paparozzi – Yes but I'm only scaling what is drawn and that's 16 what is drawn so it's probably 16 or 18 something like that but it looks like less than 20 and it's certainly 20 from structure to structure from the shed to the pool because he's claiming 6 feet and it's supposed to be 10 according to code. I would just add those two to the list just to cover.

Mr. Duffy – Both the sheds are staying?

Mrs. Garofalo – Yes.

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

Ms. Murray – You're not going to add a deck or anything are you?

Mr. Garofalo – No.

Mr. Duffy – Anyone else?

Mr. Burbano – What's the concrete pad in the backyard for?

Mrs. Garofalo – That was there when we bought the house.

Mr. Garofalo – I'm concerned about if there was something under there that's why they put it there.

Mrs. Garofalo – We don't want to touch it.

Mr. Burbano – It's convenient it's going to be close to the pool convenient for chairs and stuff.

Mrs. Garofalo – We have the grill on it.

Mr. Schilp – Do you have facilities that when you backwash the filter it can go out into the street?

Mr. Garofalo – The filter that we have doesn't require backwashing it's going to be the new cartridge style.

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.

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

Mr. Schilp makes a motion to approve the application with the additional two variances that were added the distance from the house to the pool and from the pool to the shed.

Mr. Duffy – Those are two separate or one.

Mr. Cialone – Two separate we'll have a total of three.

Mr. Duffy – What are we going to say what did you say it scaled to 16.

Ms. Murray – Less than 20.

Mr. Paparozzi – The pool to the shed according to the number is 6 feet which is supposed to be 10 so it's less than 10 so we'll stipulate it that way.

Mr. Cialone – Do you want to do less than 20 but no less than 16 or do we care if it's less than 16?

Mr. Paparozzi – It's hard to tell I assume it will be less than 16.

Mr. Schilp – It's my motion I'll make it 15.

Mr. Duffy – Okay less than 20 more than 15 and the shed issue?

Mr. Schilp – Five foot.

Mr. Duffy – Okay. We have a motion on the floor.

Mr. Burbano seconds the motion.

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

E.) Andrew & Lisa Larsen, 65 Jamros Terrace, Block 1302, Lot 4

Applicant requests to construct a side and rear addition with a covered 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 they may proceed.

Mr. Duffy – Mr. Larsen are you going to give testimony tonight how is this?

Mr. Larsen – I will answer whatever I can anything else you need I'll direct to my architect.

Mr. Cialone swears in Andrew and Lisa Larsen they give their address as 65 Jamros Terrace.

Mr. Cialone swears in Eric Kiellar of BlueLine Architecture who is the architect for this application.

Mr. Kiellar gives his qualifications and is accepted by the Board as a witness.

Mr. Duffy – Are you going to walk us through this?

Mr. Kiellar – I'll walk you through it but I'll let him introduce the project and what they are planning on doing and then I can explain the drawings.

Mr. Larsen – We'd like to expand our house a little bit go out over the garage like most houses on our block have and kick out our kitchen a little bit in the back and also put a covered patio next to that extension and make our upstairs bedrooms a little bit bigger that's basically it.

Mr. Paparozzi – If you're going up over the garage are you going to exceed the height of the existing roof?

Mr. Kiellar – Yes.

Mr. Paparozzi – Is it under 28?

Mr. Kiellar – It's under the 28 feet.

Mr. Paparozzi – I also have a preexisting variance that wasn't listed but it's preexisting. It's a front variance for the covered porch 21.67 where 25 is required it's preexisting just have it noted for the record.

Mr. Duffy – That's just a preexisting nonconformity right?

Mr. Paparozzi – Yes and then I guess the air conditioning unit will be placed behind the building.

Mr. Kiellar – The air conditioners will be in the side yard setback on this side. If we have to move them we can move them to the back. We do show them on the side.

Mr. Paparozzi – Okay.

Mr. Kiellar – We put them on the side that's the least.

Mr. Paparozzi – They're more than 6?

Mr. Kiellar – They are more than 6.

Mr. Paparozzi – Okay that's all I have.

Mr. Kurus – The only comment that we have was with respect to the increase they are increasing impervious with the addition and the patio in the back. I think the number was about 700 or so square feet so the only comment we have is to address the storm water.

Mr. Kiellar - I brought some documents with us tonight. This would be A1 this set and we would mark this A2 as an exhibit.

Mr. Cialone – If you can tell us what the A2 is for the record.

Mr. Kiellar – It's an amended site plan and drainage calculations. For the record 65 Jamros Terrace, lot 4, block 1302 in the RA Zone minimum side yard setback of 4.8 feet where 9.5 feet is required section 206-9-50 minimum side yard. We saw the engineer's report we took that into consideration I believe that it was 785 square feet of impervious increase so we spoke with the client during our conversations there were some discussions of replacing the fence on the side and adding additional landscape screening so we included that in this amended site plan as well as the location for Cultec underground storage system. The system is designed to have a capacity of 144 and the net that we require is only 123 based on that 785 square feet of impervious. The system size is 144 square feet. If you take the area of the one story roof addition that we have in the back that's the larger bump out that's coming out of the back of the house is a one story portion roof it's about 410 square feet plus the patio 492 square feet it's about 902 square feet which has a total cubic capacity of 143.64. I don't have that shown on there but bottom line is the system will manage not only the increase but the additional roof area that's being provided. I'd also like to see if we can request a waiver for the topographic survey since the lot is fairly flat and we are putting in a system with drainage with some swales make sure everything stays on the property.

Mr. Kurus – It's good that you brought it here and presented it to us we'll have to review it to make sure it's okay.

Mr. Kiellar – Absolutely.

Mr. Kurus – As far as the topo is concerned typically we do want some topo in the backyard just to make sure that swale is accomplished.

Mr. Kiellar – That's why we did the berm with the landscaping.

Mr. Kurus – I understand it's just that without the topo it's hard to see if the berm is constructed properly you don't want the grade to impact storm water on any of your neighbor's property. Without having the grades there it doesn't have to be the whole site just the rear yard for topo.

Mr. Paparozzi – I would suggest that too only because you're only a foot below the maximum and when honestly that should be done by a surveyor just so that you don't exceed the height. You're at 26.6 and the maximum is 28 so it's close and if you're not taking all the grade into consideration it could actually be closer to 28 so it's probably an important thing so that you don't get the increase.

Mr. Mazzer – We could do that subject to.

Mr. Paparozzi – Yeah.

Mr. Kiellar – Okay.

Mr. Duffy – The woodshed is going?

Mr. Larsen – Yeah it's going the concrete pad is going.

Mr. Duffy – Okay because you have that sewer easement behind you.

Mr. Larsen – Yeah.

Mr. Duffy – So your landscaping is not on the easement it's in the front right?

Mr. Larsen – Yeah.

Mr. Duffy – Does anyone have any further questions?

Ms. Nobile – The guest room labeled is that a bedroom on the mower level plan?

Mr. Kiellar - There's no closet in it it's not meant to be a bedroom it's more just for when people come they can put there stuff in there we were just trying to get an extra room. We could have called it an office.

Ms. Nobile – So it's just a room.

Mr. Larsen – Yeah it's a room.

Ms. Nobile – No closet.

Mr. Kiellar – No closet technically it's not a bedroom. When we do our construction drawings there will be egress windows and there will be a smoke detector in there. From a construction drawing standpoint it will be safe.

Mr. Schilp – It looks like a nice drawing and there are probably over fifty percent of the houses on that street have already done what you're doing.

Mr. Kiellar – We were trying to not make it look like every other house on the street.

Mr. Duffy – Any other questions?

There are 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 seen none.

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

Mr. Schilp – I'd like to make a motion that we approve the application and the topographical survey is done for the backyard what the engineer would like to have and his approval for the drainage calculations and system.

Mr. Paparozzi – The topo for the drainage should also show the height to the mean of the roof to make sure that it's 28 or less.

Mr. Duffy – Can we just clarify to how the motion is before we go forward.

Mr. Cialone – It's a motion to approve subject to the applicant providing a topographic survey of the backyard as well as showing the height of the addition to the mean of the roof which has to be 28 feet or less under our ordinance and then the second condition is subject to the engineer's reasonable approval of the storm water calculations and the drainage system submitted by the applicant as shown in A2.

Mr. Duffy – We have a motion on the floor do we have a second?

Mr. Mazzer seconds the motion.

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

6. RESOLUTIONS

- A.) Approval Fabian & Mary Barrios, 598 Hickory Avenue, Block 1806, Lot 27
- B.) Approval Gene & Agatha Palko, 102 Jamros Terrace, Block 1203, Lot 16

Ms. Murray makes a motion seconded by Mr. Schilp to approve the resolutions.
Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Ms. Nobile, Mr. Duffy – YES.

7. MINUTES

Meeting of April 7, 2025 Regular Meeting

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

8. COMMUNICATIONS

Paul Levin to the Zoning Board of Adjustment, 4/21/25 (32 Garden Street)
Lawrence A. Calli to the Zoning Board of Adjustment, 4/21/25 (575 North Midland Avenue)
Anthony Kurus to the Zoning Board of Adjustment, 3/18/25 (575 North Midland Avenue)
Anthony Kurus to the Zoning Board of Adjustment, 4/04/25 (65 Jamros Terrace)
Anthony Kurus to the Zoning Board of Adjustment, 4/21/25 (180 South Leswing Avenue)
Anthony Kurus to the Zoning Board of Adjustment, 4/22/25 (23 Cambridge Avenue)

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

9. VOUCHERS

Neglia Engineering Assoc., 4/01/25, Palko, 102 Jamros Terrace, Block 1203, Lot 16 \$150.00
Neglia Engineering Assoc., 4/01/25, Ready Spaces, 575 N. Midland Ave, Blk 1701, Lot 1.02 \$1,617.50
Basile Birchwale & Pellino, 4/23/25, Fabian Barrios, 598 Hickory Avenue, Block 1806, Lot 27 \$250.00
Basile Birchwale & Pellino, 4/23/25, Gene Palko, 102 Jamros Terrace, Block 1203, Lot 16 \$250.00

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

Meeting adjourned at 7:46 pm.

Respectfully submitted,

Frank Barrale