

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

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

1. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Mr. Maniscalco, Mayor White and Mr. Vermilyea – PRESENT
Councilwoman Mazzer, Mr. Camporeale and Ms. Barrale - ABSENT
Also present were Anthony Cialone, Board attorney and Gary Paparozzi, Board planner.

2. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

3. NEW BUSINESS

Site Plan Application – Saddle Brook School District, 355 Mayhill Street, Block 1104, Lot 22
Anthony Gianforcaro, architect and engineer for the Saddle Brook Bd. Of Ed. was sworn in.
Mr. Gianforcaro – We are doing improvements at the high school. We put a turf field in and other things around the school as part of a referendum project that passed a couple of years ago. One of the last things we'd like to do is on the high school/middle school property, on the western side of the existing track at the very end, there's a scoreboard. Behind that scoreboard is Poplar St., a dead-end street. We believe that years ago it was used as an access to the back of the property. Currently, there's a large area that's paved from the track out to where there's an existing fence with a rolling gate. We would like to have access off of that street. We don't need to put in a curb cut because there is no curb. The grass goes out to the edge of the asphalt. We want to pave a small apron to get on and off the street to access this asphalt area. We don't want to make the asphalt any bigger. The reason is to store plows and some equipment in this area, rather than by the garage or concession building. It won't be seen or in the way. We have a power operated rolling gate. The building grounds staff will be able to open the gate to get the vehicles. We are proposing two lights: one off the back of the asphalt area, facing into the property and a down light on the back of the scoreboard in case they have to come in at night. The other reason is for the away team to park their bus at a home game so that the visiting team can exit through the back, rather than to come out where all of the spectators are. It helps control things.

Mr. Cialone – The Board is not here for any approvals. They are not required to get any approvals. Because they are expending public funds, they're required to come before the Planning Board just to present their plans for review and we can make nonbinding recommendations. We're allowed to ask questions.

Mr. Hickey – Are you saying that the kids are violent now?

Mr. Gianforcaro – We've designed many football fields throughout northern New Jersey. Anytime we can keep teams separated, we do it. It's always the best practice. I'm not saying that anyone is going to become violent.

Raymond Karaty, Saddle Brook School District Business Administrator was sworn in.

Mr. Karaty – The main reason for doing this was for the maintenance vehicles and plows to get into this area that is already paved. Currently, they're parked all throughout the high school parking lot, taking up parking spaces. Also, the athletic supervisor came to us, requesting we have the visiting team go out this way, not because we've had any fights, but there are parents who make comments. This will alleviate a lot of that. It's an added benefit.

Mr. LaGuardia - Are you going to get the buses in there with cars parked on Poplar?

Mr. Gianforcaro – We won't allow any vehicles, other than the buses to pull in. We are not going to allow spectators to park on Poplar and enter the stadium in that direction. This is not a second entrance to the stadium.

Mr. Maniscalco – How will you stop the parents from parking there?

Mr. Gianforcaro – When they park there and then realize that they can't enter and have to walk all the way around, it will probably happen once and they won't do it again.

Mr. LaGuardia – Are you confident that the buses that park there can get out?

Mr. Gianforcaro – I don't anticipate anyone blocking the driveway. It's a normal size street. I don't see any reason a bus can't make a turn onto the street.

Mr. Maniscalco – What about Fire Dept. access?

Mr. Ambrogio – I think they would access the field the same way they do now.

Mr. Maniscalco – If you're going to start storing equipment back there, I'd have the Fire Dept. look at it. Also, kids will go and play back there.

Mr. Gianforcaro – We will have cameras there that can see at nighttime. We are running a fiber optic line.

Mayor White – Where the entrance is going to be, is that side no parking?

Mr. Gianforcaro – I don't think it's a no parking zoning now, but if the town wants to do that, we would not object to it. I haven't seen anyone park on the side with no curb.

Mr. Maniscalco – It may not hurt to put signs that say no parking during games.

Mr. Hickey – If the gate is open and the buses are there, someone could try to get in.

Mr. Karaty – We do plan to have someone from our maintenance staff stationed there who will monitor the gate. They can put a couple of cones in the street to help the buses get in and out more easily.

Mr. Hickey – If there's no curbs there, what's to stop someone from parking up to the point where the bus can't turn in? You'll have to put a sign there, right?

Mr. Karaty – Signs or cones.

Mr. Hickey – Will the pole light shine down onto the driveway?

Mr. Gianforcaro – No. It's going to shine into the field.

Mr. Ambrogio – You will have to provide us with the calculations for light pollution.

Question to Mr. Paparozzi – Do you think it would be beneficial for them to install a curb? If they are going to be cutting the corner when pulling in and out, they're going to be pulling dirt into the road.

Mr. Paparozzi – Yes. A Belgian block curb along the access.

Mr. Gianforcaro – That's fine. We'll do that.

Mr. Ambrogio – You said you would be parking your landscape and plowing equipment there?

Mr. Karaty – Yes. We have five maintenance trucks, four plows and two trailers.

Mr. Ambrogio – During the day, will these gates be open or closed?

Mr. Karaty – The gate has an automatic fob. The guys will fob in and out.

Mr. Ambrogio – How many trips do you anticipate coming in and out of there per day?

Mr. Karaty – Two each. Eight.

Mr. Maniscalco – Are they parking their personal vehicles back there as well?

Mr. Karaty – Yes.

Mr. Ambrogio – No one associated with the Board of Ed will be parking on Poplar?

Mr. Karaty – No.

Mr. Hickey – Is the parking area there paved?

Mr. Karaty – Yes, for years now.

Mr. Ambrogio – Outside of plowing, it will be accessed during normal business hours?

Mr. Karaty – Yes. Monday – Friday, other than football games.

Mr. Hickey – Will the lights be on a timer?

Mr. Karaty – Yes. On game nights (5 nights per year), someone will manually override it.

Mr. Compitello – Are they Wi-Fi?

Mr. Gianforcaro – The field lights are, but we weren't planning to put this one on a Wi-Fi.

Mayor White – Did you have to give notice to the neighbors back there?

Mr. Gianforcaro – No. It's not required.

Mr. Cialone concurred.

Mr. Compitello – What is the 1-inch conduit for that's going to that light pole?

Mr. Gianforcaro - We're going to have cameras back there.

Mr. Karaty – I think there's 2 on the pole and 2 on the scoreboard.

Mr. Cialone – The board could authorize me to send a letter to the school district acknowledging they were here, we reviewed it and if there are any recommendations the board wants to make, such as curbing the access drive, we can make that recommendation.

Mr. Maniscalco – Also, a sign on the gate "Authorized Vehicle Only".

Mr. Maniscalco made a motion; seconded by Mayor White to authorize Mr. Cialone to send a letter to the Board of Education. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Mr. Maniscalco, Mayor White and Mr. Vermilyea - YES

4. MINUTES

Mr. Browne made a motion; seconded by Mr. Hickey to approve the minutes of the June 16, 2025 meeting. All in Favor - YES

5. VOUCHERS

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

Basile Birchwale & Pellino, LLP, 04/30/25, Wal-Mart Real Estate Business Trust, \$912

VOTE: All in Favor – YES

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

7. ADJOURN

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

Meeting adjourned 7:45 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary