

# **TOWNSHIP OF SADDLE BROOK**

## **ZONING BOARD OF ADJUSTMENT MINUTES**

### **November 3, 2025 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday November 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, Mr. Tokosh, Ms. Nobile, Mr. Burbano, Mr. Francin, Mr. Manzo, Mr. Gjorgievski, Mr. Latona, Mr. Duffy – Present.  
Mr. Cialone the Board Attorney, Mr. Kurus the Board Engineer and Mr. Paparozzi the Board Planner are also in attendance.

#### **5. NEW BUSINESS**

##### **A.) Chris & Lori Stanton, 141 Cambridge Avenue, Block 1506, Lot 31**

The Applicant proposes a rear deck, addition, patio and enlarged shed 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.

Mr. Cialone swears in Chris Stanton and Javier Quijano who is the project manager for Evans Architects.

Mr. Quijano is not a licensed architect and does not have to be qualified.

Mr. Duffy – Mr. Stanton you're seeking a variance on maximum building coverage.

Mr. Stanton – That's correct.

Mr. Duffy – You have 32.16% you propose 34.4%. The existing on the accessory coverage 16.6% and you are seeking 22.3%. Maximum lot coverage from 48.75% to 56.7%. Those are the only three that are required the others are preexisting nonconforming.

Ms. Murray – There's an exacerbation so they have to be added.

Mr. Paparozzi – Both sides and quite honestly the shed. The shed is new.

Mr. Duffy – We'll get into the testimony and then we'll discuss the shed.

Mr. Paparozzi – Okay but those are additional variances then. The shed has two variances and two more for the side and total side.

Mr. Cialone – Single side yard and combined side yard.

Mr. Paparozzi – That's correct.

Mr. Cialone – Then the shed what's the variance for the shed?

Mr. Paparozzi – The side and rear.

Mr. Duffy – Mr. Stanton is it yourself or Mr. Quijano going to present or are you both going to do it?

Mr. Stanton – We'll both do it.

Mr. Duffy – Walk the Board through it please.

Mr. Quijano – I brought this one that is the previous approval for the same variance. We have basically was approved in July 2015. They did the second floor addition for the previous variance but they never

did the first floor. So now they want basically to renovate that same variance. This is the perimeter that they asked at that time and we are using exactly the same perimeter that we used for the previous approval. This is the site plan this was the idea at that time with the first floor and the addition was nine foot seven in this side and fourteen foot six in the other side and the setbacks are exactly the same because we continue with the same nonconforming side setbacks. That is just to show you what we had before and what we're trying to do now. We have here in the first page the location of the site and we noticed that our neighbor is already a very big impervious there with a pool and patio all the way around and we are asking just for a little patio as impervious in our project. This is the addition that we are proposing the same perimeter of the variance before. We didn't change that dimension. The addition is basically the patio that we did in the back. They want a patio before we have a complete building in the layout now the layout is basically two sides of the building and one deck inside of the same area. The same perimeter that was approved before but with a deck. It's an open porch with a roof. The idea of the first floor is going to be the same. The same kind of roof but we're adding a patio because they want some space outside in the sun like this type of weather is perfect to be outside and will be covered. So they want to have some extension of that deck that is a little raised and they want to go down and be in contact with the grass and they have a dilapidated shed over here. So we turn it out and try to put a better shed in the corner that is existing is located. So we're going to demolish the existing that is in very bad condition and replace it as a storage for them. The reason for the patio is also to enjoy the grass in the back and to continue with the connection that they already have. On this side you have a sidewalk that is connecting the door on this side for the garage. So they want to be able to have it in the patio and continue with that connection to the side door for the garage. This is our existing conditions the house now when you see it when I arrived to his house I saw a nice two floors house and you see with a garage on the first floor and you think that the house is very big. When I went inside the first floor was very tiny house with a lot of partitions. This is the garage they have like a mechanical here where I don't know the previous owner located the HVAC the hot water and all the gas and meters here inside of this room that is in the heart of the house. So it's very complicated to go around this and has a very small kitchen that doesn't have access to the back. So what we are trying to do is get more space in the back just on the first floor and get access to that backyard to enjoy. The bathroom is in the middle of the house so we want to eliminate this one and open it up a little bit and make the basically we are asking for a better kitchen and an office here in the corner and a deck in between. So this is the existing conditions and this is the new layout. The addition is the gray walls that you see here the other is existing. We eliminate the mechanical room here. We create a mudroom to go inside of the house and the storage that is here we move it to part of the garage. We keep the same exit door for the garage and this one has already a sidewalk that is connecting to the front of the house. It's the only access from the house to go to the backyard so we want to open it up and give that opportunity to enjoy the back. The kitchen now is longer we eliminate the bathroom here we move it to the side and also move the existing laundry was here we move the laundry and we create a small office here that is connected with a deck. This is the area of the deck that is covered and we have a little family room with a fireplace on this side. So this perimeter is exactly the same that we get approved before and now we just proposed this little patio here to have the grill because we don't want the grill inside of the deck because it's covered. We want to prevent fire here so we moved it to this patio. This is the area that is increasing the impervious. The building is exactly the same that was approved before. The setbacks are the same. We continue with existing nonconforming it's also a smaller lot than what the requirement has like 6,000 and the lot is 5,500 I think something like that. So everything is small in this area and his house so that's why we cannot move the setback because the area that we're going to get is too small to have something decent for this layout. This is part of the roof basically the same perimeter it's just going to be the first floor. These are the elevations. This is the rear elevation so we have the family room on this side the covered deck porch here and we have the office and we have the patio in this area. That is the whole idea that we have for the project. We received a letter from the engineer asking for a tank to provide any runoff to the neighbors or to the street so G.B. Engineering provided us with a storm management tank in the rear of the property and we have here I think everybody has a copy and in the back we're going to locate a six by six tank that is going to take care of all the rain of the existing roof and the proposed.

Mr. Duffy – Anything else?

Mr. Quijano – That's it do you have any questions?

Mr. Duffy – Yes we'll be getting to that. Mr. Stanton do you want to add anything to or just go to questions?

Mr. Stanton – No I think he covered everything.

Mr. Duffy – Mr. Kurus do you have any questions?

Mr. Kurus – I don't.

Mr. Duffy – All your concerns were taken care of.

Mr. Kurus – Yeah the main comment we had was drainage and they made the submission if approved we would review it but they submitted and made the representation that will provide the onsite drainage with the seepage pit will meet the requirements.

Mr. Burbano – How many bedrooms does the house have?

Mr. Stanton – Currently five.

Mr. Burbano – That's including the one downstairs.

Mr. Quijano – That's not a bedroom it's an office.

Mr. Burbano – You're doing an office in the back but it looks like there's a bedroom in the front it just doesn't say bedroom that's why I'm asking.

Mr. Quijano – Yes.

Mr. Burbano – So there's four up and one down.

Mr. Quijano – Exactly.

Mr. Burbano – That's what it's currently at right.

Mr. Stanton – Correct.

Mr. Tokosh – How many bathrooms are there?

Mr. Stanton – Three.

Mr. Paparozzi – Right now the application has seven variances but I would make a suggestion to reduce two move the shed to five feet and five feet which would require a revision from Evans Architecture. The additional two are for the extensions. If the Board would suggest moving the shed to it's five and five you eliminate two variances but you would need a revision from the architect.

Mr. Duffy – The shed is being dismantled and another one put in it's place correct?

Mr. Quijano – Yes.

Mr. Duffy – You're seeking to put it in the same spot?

Mr. Quijano – It was the idea because when we have the patio and they want to have more grass because it's the only grass left. It was already there so he was thinking to keep it the same location.

Mr. Duffy – Didn't you say you were going to make it bigger?

Mr. Quijano – No we're going to flip it. The new one is eight by twelve.

Mr. Paparozzi – It's bigger.

Ms. Murray – What's the current one?

Mr. Quijano – The new one is eight by twelve.

Ms. Murray – What is the existing one?

Mr. Quijano – Eight by ten.

Mr. Duffy – Right now you have three feet on the side and 4.9 across the back. You're going to maintain that you're just going to turn the direction of it?

Mr. Quijano – Yes at this moment is like this now we want it in the other direction.

Mr. Duffy – And maintain the same setbacks.

Mr. Quijano – And try to maintain the setbacks.

Mr. Duffy – As opposed to since you're going to put down new concrete.

Mr. Quijano – Yes.

Mr. Duffy – So at that point our planner is suggesting to eliminate those variances to go five and five. You have less than an inch on one.

Mr. Burbano – You have less than an inch in the back and you're just moving it over so you're not taking any of the grass away from the patio to the deck at this point.

Mr. Paparozzi – You need two feet on the side.

Mr. Duffy – He needs two on the side and less than an inch and a half on the back.

Lori Stanton comes forward and is sworn in by Mr. Cialone.

The Board explains to Mr. and Mrs. Stanton what it is they are suggesting and they agree to meet the five and five setbacks for the shed in order to remove two of the variances.

There are no more 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 heard none.

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

Mr. Burbano makes a motion to approve.

Mr. Duffy – We're going to have a motion to approve with conditions. Let's clarify the side yard that's going to be a condition to put it to five and five. That eliminates two of the variances.

Mr. Paparozzi – The plan has to be revised.

Mr. Duffy – That can be revised when submitted.

Mr. Cialone – I would also say that the applicant would comply with Neglia's report.

Mr. Duffy – Yes. Does that satisfy your motion?

Mr. Burbano – Yes.

Mr. Schilp seconds the motion.

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

### **B.) Saddle Brook Board of Education, 540 Saddle River Road, Block 1308, Lot 2**

The Applicant proposes a double sided LED ground sign that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

Mr. Cialone confirms the notice is in order for this application and they may proceed.

Raymond Karaty the Business Administrator for the Saddle Brook School District comes forward along with Anthony Gianforaro the architect and engineer for the project.

Mr. Cialone swears them both in.

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

Mr. Duffy – Essentially both these applications this evening are similar but we have to take them separately but this part that we just went through we won't have to do a second time. Would you please walk the Board through what you're seeking?

Mr. Gianforaro – The Coolidge School has just been converted to the business office. I guess all of you know that it was a municipal building at one point before you moved to this building. The Building Department was in the building. We renovated the interior of the second floor and did some small interior renovations on the basement level. So the Board offices are now in this building. We'd like to put an LED sign out in front of the building approximately 13 feet back from the front property line. The sign it's an LED sign it'll be lit similar to the one at the high school.

Mr. Duffy – Thirteen feet back and what is it from the right side?

Mr. Gianforaro – I don't show that on the plan I apologize. Probably about forty five, fifty feet I apologize Mr. Chairman I don't have that written on the plan. About 35 feet.

Mr. Duffy – About 35 okay. That can be addressed. Do any Board members have any questions?

Mr. Schilp – What hours is this going to be lit?

Mr. Karaty – Right now we haven't determined the hours but we could dim or pretty much shut it off I would think probably in the 10:00 range like we do for other lights in the district.

Mr. Schilp – It's a concern I'm sure for the neighbors they don't want to see that on all night long. Is that something you're going to turn it off at 10:00 what time are you going to turn it on?

Mr. Karaty – Probably around 7:00 I would think.

Mr. Schilp – So seven in the morning until ten at night.

Mr. Karaty – That seems good.

Mr. Duffy – We could make that a stipulation. No one has any questions.

Mr. Paparozzi – The seven to ten is that going to be seven days a week?

Mr. Karaty – Yes.

Mr. Paparozzi – Okay. Is there a reason it's for the Board office is there a reason why it's going up seven and a half feet since you're only 13 feet off the right of way line? Is it necessary to be at that height? It's a little oversized to begin with I'm sure it's only for days of meetings and maybe possible closures for school and vacation time so I don't know why it's got to be raised seven and a half feet off the ground.

Mr. Karaty – Yes and for district events that keep the community notified. It's the brick base that's just for aesthetics and then the board is really the whole thing is not a digital board there's a stationary sign that says Saddle Brook School District Board of Education but the actual digital sign is not that big.

Mr. Paparozzi – I know that but with the base and the sign why does it have to be seven and a half feet is what I'm asking.

Mr. Gianforcaro – The base is two feet off the ground.

Mr. Paparozzi – Okay.

Mr. Gianforcaro – The digital part of it is three feet tall so we wouldn't want to put the digital part at the ground level if there's the grass is high or it's easier to read too as you're driving down the road then to have to look at something that's at the lawn level.

Mr. Paparozzi – Five and six feet is not lawn level.

Mr. Gianforcaro – No but the digital part of it is only two feet off the ground. The lowest part of the digital part of the sign is up two feet off the ground. The highest part of the digital sign is five feet off the ground. At the very top the two foot says "Saddle Brook School District Board of Education" that's a standard sign that's going to be the message doesn't change on that. The message is going to change on the part that's between two feet and five feet in that three foot area is where the message is going to change.

Mr. Paparozzi – okay and there's a new ordinance for lighting ordinance 1777-25 I guess which the School Board would have to follow. It has some restrictions on flashing lights and tings of that nature.

Mr. Gianforcaro – I think the idea is just to have a message that can change. Maybe it'll be Board of Education meeting such and such a time maybe if there's a school play going on or something but I don't think they intend to show flashing display lights.

Mr. Paparozzi – Just give whatever specs necessary to the Building Department prior to your permit.

Mr. Karaty – We have them at four other school buildings this will follow the same manner.

Mr. Duffy – Are they the same ones?

Mr. Karaty – Pretty much yes. This just finishes we'll get to the next one Washington School and then the Board office building. So six of our buildings will have the same type of sign.

Mr. Schilp – Does the top light up where it says, "Saddle Brook School District Board of Education"?

Mr. Karaty – I forget.

Mr. Gianforcaro – Yes it does say illumination.

Mr. Duffy – It doesn't change.

Mr. Karaty – No.

Mr. Duffy – Just the 3 by 5 section that can be altered.

Mr. Karaty – Yes.

Mr. Schilp – Where do you get the five foot from? Five foot is 60 inches this is 36 by 96. The width it's 96 inches wide. It's three by eight. It's a big sign.

Mr. Duffy – Is this the same size as the one that's at Franklin and Long? Those are a little smaller aren't they?

Mr. Karaty – I didn't bring that with me but I think they're all pretty close.

Mr. Schilp – I pass by these all the time and they're about 6 foot wide.

Mr. Duffy – The one at Long faces the street. Same as Franklin and Smith does also. The Middle School is the same configuration but I don't think it's the same size. I think it's a little smaller. It might be almost the same height but I don't know if it's the same. I didn't measure it I drove by.

Mr. Schilp – Eight foot wide is quite a width. I know the one on Smith and Floral Lane it just faces the street.

Mr. Duffy – Right.

Mr. Schilp – They're going to put double side here there's people that live on either side they should put it so it faces the street like all the rest of the Town. These are going to be two oddballs.

Mr. Duffy – The question would be what was the purpose of changing the direction of them?

Mr. Karaty – Similar to the high school the flow of traffic the other school signs were replaced with the normal non LED signs and that's the way it was. We kept the base the same so we didn't change them. Cambridge is one way so we didn't make the changes for those schools. The high school the sign was moved from the original location put closer to the street to catch the flow of traffic both ways.

Mr. Gianforcaro – It's easier to read a sign in the direction of traffic then it is parallel to the street.

Mr. Duffy – The original high school sign I think was roughly ten feet high at the top or eight and a half. It was huge.

Mr. Karaty – They were setback closer to the school building. We moved it out closer. The other ones I think were just we kept the base the same. They were bought by the PTO's and to keep their cost down without changing the base we kept it that same way.

Mr. Burbano – What time is this going to be from what time to what time?

Mr. Duffy – Well that's actually still up in the air. We could make that a stipulation if you wanted to.

Mr. Burbano – How can you turn it if you got people across the street too so it's the same thing it's like 13 plus 20 it's probably about the same distance maybe a little less.

Mr. Duffy – Actually facing the street would be brighter to the people across the street like you're saying as opposed to.

Mr. Burbano – It's only affecting really one way that white house on the corner I think it's a two family on the corner. I don't have the thing here but it looks like you're a good 40 to 50 feet away from that house too right.

Mr. Duffy – It's 35 feet from the side and 13 from the property line so it's roughly 19 to 20 feet from the curb.

Mr. Burbano – Nineteen feet from the opposite side of the curb you're saying.

Mr. Duffy – The sign would be 13 feet from the property line in the front going back which is roughly about 19 roughly six feet in the front.

Mr. Burbano – I'm trying to figure the side.

Mr. Duffy – The side we have an approximation from scale at about 35 feet from the side of the property line.

Mr. Burbano – The driveway is there so it's about 45 or 50 feet.

Mr. Duffy – Easily.

Mr. Burbano – I think the way it is, is probably better for the community the way that it's sitting now.

Mr. Duffy – Any other questions?

There are no questions from the Board.

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. Cialone swears in Mary Ellen Sokol of 6 Saddle River Court and Stan Dziedzic also of 6 Saddle River Court.

Ms. Sokol – I think the sign is excessively too big. There is a pedestrian walkway that's going to be to the left of it. The trucks don't stop now it's just going to be a distraction. Somebody is going to get killed. The sign is too big and we don't want it lit all night.

Mr. Dziedzic – The building is closed at night why does it have to be lit until 10:00 at night?

Ms. Sokol – It's the Board of Education it's not a school.

Mr. Dziedzic – There's nobody there there's only like 5 cars in the parking lot. They have all these signs no parking Board of Education only what are they going to do when there's a baseball game across the field where do they park they park on our block. Why did they spend the money putting all the signs no parking Board of Education only they use that field for baseball.

Ms. Sokol – Anyway to make a long story short we don't want a big sign like that lit all night and I don't think anybody in our area wants that. I mean we're the only ones that came forward we don't want it.

Mr. Duffy – Where is your property?

Mr. Dziedzic – We're on Saddle River Court.

Ms. Sokol – We're in the supposedly private street.

Mr. Duffy – The townhouses?

Ms. Sokol – Yes.

Mr. Duffy – Okay.

Ms. Sokol – We don't want it. Why does it have to be lit day and night? If somebody gets killed crossing the street because people are looking at that stupid sign I mean think about it they're going to sue the city.

Mr. Duffy – Where is your unit?

Ms. Sokol – The third one in.

Mr. Duffy – Okay than you. Anyone else wish to be heard? Having heard none.

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

Mr. Duffy – Any other comments from the Board?

Mr. Schilp – I agree with the woman that talked eight foot wide is a little overkill. It's not like the school where you have all the stuff. I would venture to say that the ones in the school are only 6 foot wide. That's my comment I think 8 foot wide is a little overkill.

Ms. Murray – I can't find a scale that works. I'm trying to scale your plan and I have a scale here and I cannot for the life of me figure it out.

Mr. Gianforcaro – I know that's not accurate.

Ms. Murray - I can't find the right scale for it so I can't verify and look at it and say that the sign depicted on the plan is 8 feet or that's 13 feet.

Mr. Gianforcaro – I think it's depicted as I mean if you look at 13 it's obviously just short of that so I think it's scaled properly.

Ms. Murray – I was just trying to find something that measured 13 feet or close that I could convert to the scale but it's not working.

Mr. Duffy – The 13 feet is from the property line to the corner of the sign or the corner of the brick?

Ms. Murray – It looks like the brick.

Mr. Duffy – The brick okay then it goes 8 feet back from there correct.

Mr. Gianforcaro – Correct.

Mr. Duffy – I'm picking up that a number of Board members are concerned about the actual depth I guess of the sign. The figures on the sign are manufacturer's specs.

Mr. Gianforcaro – Correct the sign is proposed to be the digital part of it is 3 feet by 8 feet. The sign itself is 5 feet by 8 feet and it's above the ground by on a two foot high brick pedestal.

Mr. Duffy – okay.

Ms. Nobile – Does this have a dimming feature where you can set it at a maximum lighting?

Mr. Karaty – Yes.

Ms. Nobile – So for the residents you can set it to not be as bright.

Mr. Karaty – As bright as it gets darker out especially now at night when it gets dark by 5:00 so yes we can do it we have to work that out when we get it but yes you can dim it down to zero.

Ms. Nobile – Okay so for the residents that are concerned you can work with that.

Mr. Karaty – Yeah.

Ms. Nobile – Okay and the size is there a reason for the size is it because of the lettering to get a certain number of a message?

Mr. Karaty – Again look around to the other schools we try to keep them similar but we can look at that. We don't have to keep it at eight we can maybe a six foot width and we don't have to keep it on until 10 either I mean 9:00 is probably enough. Again we'll work with that and we'll work and make it so we don't make any of the residents angry with us.

Mr. Duffy – Nothing further from anyone? Does anyone care to make a motion?

Mr. Schilp makes a motion to approve with a stipulation that the sign is 6 foot wide 72 inches rather than the 96 inches. The lighting seven in the morning and kicked around at night.

Mr. Duffy – I think Coolidge School I think personally 7 to eight would work for me.

Mr. Schilp – We'll make it 7 in the morning till 8 pm at night seven days.

Mr. Duffy – Okay we have a motion on the floor 2 conditions. Do we need to discuss further?

Ms. Murray – Mr. Mazzer was discussing about the summer 8 pm might be a little early for the summer.

Mr. Duffy – You got a point there it's still light out until 8:30 at night.

Mr. Schilp – The schools are closed in the summer so there's nothing going on.

Mr. Duffy – So 9:00 would be suitable then would you agree?

Mr. Mazzer – I'm fine with it.

Mr. Duffy – Okay. Alright so we have a motion on the floor.

Mr. Cialone – In terms of when it gets dark they can dim it too so that should probably be a condition that they dim it when it gets dark out.

Mr. Duffy – The technology exists on the sign to dim it according to the lights so as it darkens you can dim it.

Mr. Cialone – Right.

Mr. Duffy – So it still can be seen but it doesn't become a hindrance.

Mr. Cialone – We can make that a condition.

Mr. Duffy – Yes. So there's three items on the approval. The dimensions are changed to 6 foot as opposed to 8 the height is still fine. The hours will be on from 7 to 9 and then the dimming will be according to the light which can be regulated so it's not bright and that you have to work out. I really couldn't tell you how many lumens you would need to accomplish that. There is a lighting ordinance that is not a condition that's a stipulation from the Building Department so we don't have to stipulate that. So we have that 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.

### **C.) Saddle Brook Board of Education, 225 Market Street, Block 506, Lot 1**

The Applicant proposes a double sided LED ground sign that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

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

The applicant is the same for this application and so is the professional and they have both been sworn in already and the architect/engineer has been qualified.

Mr. Duffy – So you're a little different on this one it's 11 feet.

Mr. Gianforcaro – It's 11 feet back 33 feet from the corner. This one again because of the corner where it's located we are actually 42 inches above the ground. This display is only 24 inches tall by 8 feet wide. The digital part is a little shorter than the last one but we're off the ground.

Mr. Duffy – Because of the guardrail.

Mr. Gianforcaro – Exactly we don't want it too close to the guardrail area. The digital sign is 2 feet by 8 feet.

Mr. Duffy – So it's 2 feet higher than the one on.

Mr. Gianforcaro – It's only 6 inches higher than the other one. The overall sign this is seven foot six.

Mr. Duffy – Your base is higher your actual sign itself is shallower.

Mr. Gianforcaro – It's a foot shallower but a foot and a half higher.

Mr. Duffy – Do we have any questions from the Board?

Mr. Mazzer – This is pretty close to the corner you have to worry about sight clearance.

Mr. Duffy – It's 11 feet off of Market correct.

Mr. Gianforcaro – Yes.

Mr. Duffy – The you said it's 33 feet from West End Avenue.

Mr. Gianforcaro – Yes that's correct 33 feet from the back of the sidewalk.

Mr. Mazzer – Normally in the Building Department what you would do is take 25 foot from the corner either way on each street and draw a perpendicular line and then nothing can be 6 foot high within that area. So if you wanted to keep it closer you would have to make it higher if it was in that triangle.

Mr. Gianforcaro – Is that back from the street line?

Mr. Mazzer – I think it's on the property line. Normally if this was a commercial building help me out with that Mr. Paparozzi I know that it's 25 feet on each road and then the triangle.

Mr. Paparozzi – Sight triangle.

Mr. Mazzer – Yeah.

Mr. Paparozzi – they're raising a little higher because of the guardrail.



Mr. Mazzer – Is it going to be blocking the view of somebody coming around the corner?

Mr. Paparozzi – It shouldn't it's 11 foot setback from the property line not the sidewalk or curb. So it's 12 feet from the curb and then another 11 feet.

Mr. Mazzer – Would it be in that triangle?

Mr. Paparozzi – It's close without having a drawing it's hard to say but my only concern because there's a traffic light there it's a busy intersection part of the ordinance you got to try and stay away from red and green on the lighting just so somebody doesn't look at it as a green light and goes through a red light.

Mr. Mazzer – There's no residents over there.

Mr. Paparozzi – Also there's a light there even if it's red and they're turning they have to stop and turn and if it's green they have the green light so it won't interfere with their visibility because the corner is a traffic light.

Mr. Paparozzi – Just watch red and green according to the ordinance.

Mr. Schilp – I say the same thing about the width it's 8 foot I think it should be 6 foot like the other sign we just did and the same hours of operation on the lights.

Mr. Burbano – This one is higher though.

Mr. Duffy – It's higher that's the difference.

Mr. Burbano – I don't think it's going to impact anybody and if you take it down to 6 they already reduced the height.

Mr. Schilp – Six this one too.

Mr. Burbano – Yeah I know but they reduced the height of the digital on this one so making the width would give more and you really don't have anybody on that corner that's going to be affected. Their screen space is not going to be the same as any of the other signs because they reduced the height of the screen to make it fit for the height of the sign. That's why they would need to make it up on the width. I don't know that you're really impacting anybody over here by dropping it to six.

Mr. Duffy – The furthest residents are at the back where the playground on one side on West End and then at the base of Catherine would be the next house which is probably 120 feet away at least. Then the timing I don't know you got 7-Eleven lit up 24 hours over there and the traffic light. The liquor store is lit up it closes at 10 and it's lit up until actually it's always lit up so I'm not sure that's a major concern. It might be you can dim it down later on so it's at least not adding to the illumination there after a certain point. What's everybody's opinion before I open it up?

Ms. Murray – I don't have an issue with the size of this one only because of the way it's situated. It's actually not situated straight on to the house across the street it's sideways so it's perpendicular to Market Street. It's going to face a business on one side and trees on the other. I don't think it's going to have a sight clearance issue either when they turn that corner. I would agree with the dimming and time factors here but I don't see a problem with the size for this particular sign.

Mr. Duffy – Is that corner a no turn on red?

Mr. Cialone – It's timed during school hours.

Mr. Duffy – I agree with Ms. Murray. Any other questions? Can I have 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.

Mr. Burbano makes a motion to approve the application.

Mr. Duffy – Any stipulations?

Mr. Paparozzi – Hours.

Mr. Burbano – 7-Eleven is 24 hours.

Mr. Duffy – My point was not to exacerbate the situation not to make it worse.

Mr. Burbano – If they're going to dim it down at 8:00.

Mr. Duffy – Nine.

Mr. Burbano – If you want to keep it for 9:00 I'm okay with that. Make it for 9:00 and just dim it down accordingly.

Mr. Duffy – Do we have a second?

Ms. Murray seconds the motion.

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

Mr. Duffy – Mr. Chewcaskie Greater Bergen Realtors is asking us to hold off on memorializing the resolution from October. They want to come back in December for not necessarily an amendment but a clarification. In the testimony there was a debate as to whether the Digital Room was operating 24/7 they do run three shifts. We had talked about we were going to limit the time to I think 10:00 or 11:00 and they are asking us to reconsider our stance on that. In part of that explanation the request to reconsider when you look at the letter the number of spaces has changed by 10. So the recommendation would be to reconsider but they have to renote and come back to us in December. They have to clarify their position on how many hours and the other thing is to add 10 spaces. What we're here with right now is do we go forward? It's traditional most places they've granted the reconsideration and at that time we would listen to an explanation as to why they need ten additional spaces and we do have the opportunity at the December meeting we can reaffirm our initial approval and that's what it would stand and we could make that decision then. The question to us now is do we reconsider and hold off on the resolution and have them come back on the December meeting.

Mr. Schilp – I think we should hold off on the resolution because if we do the resolution there's a good chance he's just going to come back to the Board to do it anyway to get the overnight parking and maybe he has a ten so it's going to happen one way or another. Just hold the resolution and let him notice and come back and explain what he wants to do.

Mr. Cialone – They did provide us with their agreements and it doesn't look like they're new agreements so apparently they didn't give us the right information. Typically it is a courtesy and other Boards have done it where there's been a vote but prior to memorialization applicants have asked to come in with new evidence for a reconsideration. There is new evidence here in terms of both the number of spaces and the hours that the Digital Printing need spaces.

Mr. Duffy – We're not bound by the 45 days either. We can't be forced into memorializing the resolution and going forward.

Mr. Cialone – That's accurate.

Mr. Duffy – We need a motion to accept reconsideration.

Mr. Schilp makes a motion to accept the request for reconsideration with notice.

Ms. Murray seconds the motion.

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

## **6. RESOLUTIONS**

A.) Approval Jeremy Rothenberg, 308 South Boulevard, Block 519, Lot 40

B.) Approval 390 Realty, LLC, 390 Floral Lane, Block 1402, Lot 1

Mr. Schilp makes a motion to approve the resolutions seconded by Mr. Burbano.

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

## **7. MINUTES**

Meeting of October 6, 2025 Regular Meeting

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

## **8. COMMUNICATIONS**

Anthony Kurus to the Zoning Board of Adjustment, 9/04/25 (141 Cambridge Avenue)

David C. Russo to the Zoning Board of Adjustment, 10/06/25 (390 Floral Lane)

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

## **9. VOUCHERS**

Neglia Engineering Assoc., 10/06/25, Coskun, 101 Westminster Place, Block 519, Lot 62 \$755.00  
Neglia Engineering Assoc., 10/06/25, Best Budz, 253 Route 46, Block 120, Lot 5 \$920.00  
Neglia Engineering Assoc., 10/06/25, Puccio IV, LLC, 487 Market Street, Block 705, Lot 21 \$690.00  
Neglia Engineering Assoc., 10/06/25, 145 Market St., LLC, 145 Market Street, Block 609, Lot 9 \$960.00  
Neglia Engineering Assoc., 10/06/25, Larsen, 65 Jamros Terrace, Block 1302, Lot 4 \$410.00  
Neglia Engineering Assoc., 10/06/25, 390 Realty, LLC, 390 Floral Lane, Block 1402, Lot 1 \$230.00  
Neglia Engineering Assoc., 10/06/25, Stanton, 141 Cambridge Avenue, Block 1506, Lot 31 \$222.50  
Birchwale Pellino & Cialone, LLC, 10/09/25, Rothenberg, 308 South Blvd., Block 519, Lot 10 \$250.00  
Birchwale Pellino & Cialone, LLC, 10/24/25, 390 Realty, LLC, 390 Floral Ln., Blk 1402, Lot 1 \$1,137.50  
Birchwale Pellino & Cialone, LLC, 10/24/25, GBAR, 405 N. Midland Ave., Block 1401, Lot 12 \$1,050.00  
Paparozzi Associates Inc., 10/08/25, Various Residential Applications, \$562.50  
Paparozzi Associates Inc., 10/08/25, GBAR, 405 N. Midland Ave., Block 1401, Lot 12 \$603.75  
Paparozzi Associates Inc., 10/08/25, 390 Realty, LLC, 390 Floral Lane, Block 1402, Lot 1 \$321.25  
Paparozzi Associates Inc., 10/08/25, Best Budz NJ, LLC, 253 Route 46, Block 120, Lot 5.01 \$675.00  
Return of Unused Escrow, Paul Levin, 32 Garden Street, Block 905, Lot 7 \$8.40

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

Mr. Duffy lets those members whose term is up know that their term is up and what they need to do to be reappointed.

Mr. Schilp tells the Board regarding 390 Floral Lane that he spoke to several police officers and went on the NJMVC website and as long as the gas delivery truck is making a delivery he can go down any street he wants.

## **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 heard none.

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

## **11. ADJOURN**

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

Meeting adjourned at 8:22 pm.

Respectfully submitted,

Frank Barrale