

**TOWNSHIP COUNCIL-TOWNSHIP OF SADDLE BROOK
AGENDA FOR PUBLIC MEETING
FEBRUARY 19, 2026 – 7:00 PM
SADDLE BROOK MUNICIPAL COMPLEX
55 MAYHILL STREET**

THE COUNCIL PRESIDENT CALLS THE MEETING TO ORDER.

THE COUNCIL PRESIDENT ASKS THE TOWNSHIP CLERK TO CALL THE ROLL.

ROLL CALL:

**COUNCILMAN GIEREK
COUNCILMAN ACCOMANDO
COUNCILWOMAN SANCHEZ
COUNCILWOMAN MAZZER
COUNCIL PRESIDENT CIMILUCA**

**MAYOR WHITE
MR. SCHETTINO TWP. ATTORNEY
MR. KLEIN – TWP. ENGINEER
MR. HOMSI –TWP. ADMINISTRATOR**

COUNCIL PRESIDENT: PLEASE RISE FOR THE SALUTE TO THE FLAG AND REMAIN STANDING IN MEMORY OF MARY GARTLAND, MOTHER OF LIBRARY TRUSTEE JILL GIEREK AND MOTHER IN LAW OF COUNCILMAN DAVID GIEREK, JAMES MAZZER, SON OF COUNCILWOMAN FLORENCE MAZZER AND ZONING BOARD MEMBER JAMES MAZZER, AND DINA ROSE CALIFANO, MOTHER OF CAPTAIN GUISEPPE CALIFANO.

COUNCIL PRESIDENT: 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.

TOWNSHIP CLERK: 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.

NOTICE IS HEREBY GIVEN THAT BEGINNING JANUARY 1, 2026 THE COMPLETE TEXT OF ALL LEGAL NOTICES REQUIRED TO BE PUBLISHED IN THE TOWNSHIP OF SADDLE BROOK SHALL BE OBTAINED OR VIEWED ON THE SADDLE BROOK WEBSITE- saddlebrooknj.us. IN ADDITION, THE NEW JERSEY SECRETARY OF STATE WILL BE ESTABLISHING A LEGAL NOTICE HYPERLINK PAGE ALLOWING MEMBERS OF THE PUBLIC TO FIND HYPERLINKS FOR EVERY MUNICIPALITY. ON OR ABOUT MARCH 1 A HYPERLINK TO THE SECRETARY OF STATE'S WEBPAGE WILL BE PUBLISHED ON THE MUNICIPAL WEBPAGE AS SOON AS SAME IS AVAILABLE.

**MOTION TO OPEN THE MEETING TO THE PUBLIC
SECOND:**

ROLL CALL:

**Councilman Gierek
Councilman Accomando
Councilwoman Sanchez
Councilwoman Mazzer
Council President Cimiluca**

**MOTION TO CLOSE THE MEETING TO THE PUBLIC:
SECOND:**

ROLL CALL:

**Councilman Gierek
Councilman Accomando
Councilwoman Sanchez
Councilwoman Mazzer
Council President Cimiluca**

COMMENTS

ORDINANCES:

- 1. ORDINANCE #1795-26 – FIRST READING
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 106,
HANDICAPPED PARKING SPACE IN FRONT OF 181 COLONIAL AVE**

- 2. ORDINANCE # 1798 – FIRST READING
AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK DELETING
AND REPLACING ARTICLE II “MUNICIPAL HOUSING LIAISON” AND
ARTICLE III “AFFORDABLE HOUSING REQUIREMENTS” OF CHAPTER
48 “AFFORDABLE HOUSING”, TO UPDATE THE TOWNSHIP’S
AFFORDABLE HOUSING ORDINANCE IN ACCORDANCE WITH THE
DECEMBER 2025 UNIFORM HOUSING AFFORDABILITY CONTROLS,
DECEMBER 2025 N.J.A.C. 5.99 REGULATIONS, AND THE AMENDED
FAIR HOUSING ACT**

- 3. ORDINANCE # 1799 - FIRST READING
AN ORDINANCE OF THE TOWNSHIP OF SADDLE BROOK DELETING
AND REPLACING ARTICLE I “MANDATORY SET-ASIDE AND
DEVELOPMENT FEES” OF CHAPTER 48 “AFFORDABLE HOUSING”
TO UPDATE THE TOWNSHIP’S DEVELOPMENT FEE ORDINANCE IN
ACCORDANCE WITH THE DECEMBER 2025 N.J.A.C. 5:99
REGULATIONS AND THE AMENDED FAIR HOUSING ACT**

- 4. ORDINANCE # 1800-26 - FIRST READING**
- 5. AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 58 OF
THE CODE OF THE TOWNSHIP OF SADDLE BOOK ENTITLED
“ANIMALS”**

- 6. ORDINANCE 1801-26 – FIRST READING
AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 87 OF
THE CODE OF THE TOWNSHIP OF SADDLE BROOK ENTITLED “FEES”**

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.

MOTION:

SECOND:

ROLL CALL:

COUNCILMAN GIEREK
COUNCILMAN ACCOMANDO
COUNCILWOMAN SANCHEZ
COUNCILWOMAN MAZZER
COUNCIL PRESIDENT CIMILUCA

MINUTES

THE FOLLOWING ARE NOT PART OF THE CONSENT AGENDA:
DECEMBER 4, 2025 SPECIAL MEETING MINUTES
DECEMBER 18, 2025 COUNCIL MEETING MINUTES

DECEMBER 29, 2025 COUNCIL MEETING MINUTES

* RESOLUTIONS

1. AUTHORIZE TAX APPEAL REFUND=BLOCK 1701 LOT 1.01-\$448,461.07
2. AUTHORIZE \$250. CREDIT BLOCK 5005, LOT 10-DISABLED EXEMPTION
3. AUTHORIZE MAYOR AND CLERK TO SIGN COMMUNITY DEVELOPMENT GRANT AGREEMENT - \$138,790 -SOUTH ST ROAD IMPROVEMENT
4. AUTHORIZE EXECUTION OF AGREEMENT WITH TOP FLOOR ELEVATED SOLUTIONS
5. AUTHORIZE SUBMISSION OF GRANT APPLICATION N. 5TH ST PARK
6. AUTHORIZE TRANSFER OF 2025 BUDGET APPROPRIATIONS
7. AUTHORIZE ENGINEER TO PREPARE SPECS AND ADVERTISE FOR BIDS FOR BLUE ACRES DEMOLITION
8. AWARD BID TREE STREETS CONCRETE IMPROVEMENT - D .S .MEYER ENTERPRISES - \$172,874.00
9. AUTHORIZE ENGINEER TO PREPARE SPECS AND ADVERTISE FOR BIDS SOUTH ST ROAD IMPROVEMENT

- 10. AUTHORIZE PURCHASES OVER \$6,600
- 11. APPROVE REVISED COUNCIL MEETING DATES FOR 2026
- 12. APPROVE COLLIERS ENGINEERING FOR MASTER PLAN AND DEVELOPMENT FOURTH ROUND AFFORDABLE HOUSING
- 13. APPROVE PAYMENT OF BILLS – OFF LINE CHECKS
- 14. APPROVE PAYMENT OF BILLS
- 15. APPROVE GRANT APPLICATION – SUSTAINABLE JERSEY- GREEN TEAM

*** CORRESPONDENCE**

- | | |
|--|---|
| <ul style="list-style-type: none"> 1. P. CRAY, RVE ENG.
TO: JIMMY HOMSI, BUS ADM 2. D. BLOCH, D. GREEN-COLLIERS 3. CHIEF ZOTOLLO

TO: PETER LO DICO 4. CHIEF ZOTOLLO
TO: PETER LO DICO 5. CHIEF ZOTOLLO
TO: PETER LO DICO 6. CHIEF ZOTOLLO
TO: PETER LO DICO 7. CHIEF ZOTOLLO
TO: PETER LO DICO 8. CHIEF ZOTOLLO
TO: PETER LO DICO 9. CHIEF ZOTOLLO
TO: PETER LO DICO 10. CHIEF ZOTOLLO

TO: PETER LO DICO 11. CHIEF ZOTOLLO
TO: PETER LO DICO 12. P. CRAY RVE ENG
TO: JIMMY HOMSI, BUS. ADM 13. MAYOR’S APPOINTMENT – CLIFFORD COOK – 14. CHIEF ZOTOLLO
TO: PETER LO DICO 15. R. KLEIN, TWP. ENG.

TO: JIMMY HOMSI, BUS ADM 16. R. KLEIN, TWP. ENG

TO: J. HOMSI, BUS ADM | <ul style="list-style-type: none"> RE: PROPOSAL-SOUTH ST ROAD
DATE: JANUARY 20, 2026 RE: PROPOSAL JANUARY 28, 2026 RE: SCREAM TRUCK RENEWAL
ICE CREAM TRUCK
DATE: JANUARY 21, 2026 RE: LIVERY LIC. GURKAN DOGURA
DATE: JANUARY 22, 2026 RE: LIVERY LIC. FILM LIMOUSINE
DATE: JANUARY 22, 2026 RE: LIVERY LIC MZ SEDANS INC
DATE: JANUARY 22, 2026 RE: LIVERY LIC. GREEN MOON LLC
DATE: JANUARY 22, 2026 RE: LIVERY LIC. MAHWAH VIP LIMO
DATE: JANUARY 26, 2026 RE: SPA 205 MASSAGE/PHYS CULTURE
DATE: JANUARY 26, 2026 RE: THERAPEUTIC MASSAGE&HEALTH
MASSAGE/PHYS. CULTURE
DATE: JANUARY 26, 2026 RE: THERAPEUTIC MASSAGE&HEALTH
DATE: JANUARY 26, 2026 RE: PROPOSAL GREEN ACRES
DATE: JANUARY 29, 2026 RE: PLANNING BOARD MEMBER RE: LIVERY-MESH TRANSPORT
DATE: JANUARY 26, 2026 RE: PAYT\$1 AJM 3RD ST ROAD
\$3,717.63
DATE: JANUARY 30, 2026 RE :BID REC.- TREE STS CONCRETE
D. S. MEYER ENTERPRISES-\$172,874.00
DATE: FEBRUARY 12, 2026 |
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* APPLICATIONS

Public Place

1. New East Wok – 519 Market Street – Renewal
2. Mr. Bruno’s Pizza – 472 Market Street – Renewal
3. Midland Bagels – 160 N. Midland Avenue -Renewal
4. Uber Brunch – 365 North Midland Avenue – Renewal (Added 2/2/26)
5. Tribos Peri Peri – 383 Market Street – Renewal (Added 2/4/26)

Auto Repair

6. Garden State Auto Repair – 126 Route 46 – Renewal

Auto Body

7. Finesse Auto Body – 374 North Midland Avenue – Renewal (Added 2/4/26)

Raffles

8. RA# 1433 – St. Philip’s Church – 488 Saddle River Road – Tricky Tray
9. RA# 1434 – Saddle Brook Spirit Leaders – 225 Market St. – Draw Raffle
10. RA# 1435 – Saddle Brook UNICO National – 44 Market St. – Tricky Tray
11. RA# 1436 – Saddle Brook UNICO National – 44 Market St. – 50/50
12. RA# 1437 – Rescue Haven Foundation – 44 Market St. – 50/50
13. RA# 1438 – Rescue Haven Foundation – 44 Market St. – Tricky Tray

Livery

14. MZ Sedans, Inc. – 250 Pehle Avenue – Renewal
15. Mesh Transport, Inc. – 250 Pehle Avenue – Renewal
16. Mahwah VIP Limousine – 250 Pehle Avenue – Renewal
17. Film Limousine – 250 Pehle Avenue – Renewal
18. Gurkan Dogurga – 250 Pehle Avenue – Renewal
19. Green Moon, LLC – 250 Pehle Avenue – NEW

Massage / Physical Therapy

20. Therapeutic Massage & Health Spa – 350 Market St. – Renewal
21. Pamela Espinoza Guerra - Therapeutic Massage & Health Spa
350 Market St. – Renewal
22. Julia A. Skowron - Therapeutic Massage & Health Spa
350 Market St. – Renewal
23. Spa 205 – 205 N. Sixth Street – Renewal
24. Im Yon Chu - Spa 205 – 205 N. Sixth Street – Renewal
25. Chloe Kim - Spa 205 – 205 N. Sixth Street – Renewal
26. Fushan Shen - Spa 205 – 205 N. Sixth Street – Renewal

Ice Cream Vendor

27. Scream Truck, LLC - 35 Roberts Drive, Short Hills, NJ – Renewal

*** REPORTS**

- 1. BERGEN COUNTY HEALTH DEPARTMENT MONTHLY REPORT – DECEMBER 2025**
- 2. GRANT WRITER’S REPORT-DECEMBER 2025**
- 3. DPW MONTHLY REPORT – DECEMBER 2025**
- 4. FIRE PREVENTION OFFICIAL MONTHLY REPORT – DECEMBER 2025**
- 5. CONSTRUCTION CODE OFFICIAL REPORT-DECEMBER 2025**
- 6. PROPERTY MAINTENANCE MONTHLY REPORT – DECEMBER 2025**
- 7. POLICE DEPARTMENT MONTHLY REPORT- DECEMBER 2025**
- 8. CANNABIS REVENUE MONTHLY REPORT – OCTOBER 2025**
- 9. WATER UTILITY MONTHLY REPORT –DECEMBER 2025**
- 10. VERIZON FRANCHISE FEE REMITTANCE FOR 2025**
- 11. ENGINEER’S MONTHLY REPORT – NOVEMBER 2025**

OLD BUSINESS

NEW BUSINESS

**OPEN MEETING TO PUBLIC FOR AGENDA ITEMS ONLY:
SECOND:**

ROLL CALL:

**COUNCILMAN GIEREK
COUNCILMAN ACCOMANDO
COUNCILWOMAN SANCHEZ
COUNCILWOMAN MAZZER
COUNCIL PRESIDENT CIMILUCA**

**MOTION TO CLOSE MEETING TO THE PUBLIC:
SECOND:**

ROLL CALL:

**COUNCILMAN GIEREK
COUNCILMAN ACCOMANDO
COUNCILWOMAN SANCHEZ
COUNCILWOMAN MAZZER
COUNCIL PRESIDENT CIMILUCA**

COMMENTS

MOTION TO ADJOURN:

SECOND:

ROLL CALL

**COUNCILMAN GIEREK
COUNCILMAN ACCOMANDO
COUNCILWOMAN SANCHEZ
COUNCILWOMAN MAZZER
COUNCIL PRESIDENT CIMILUCA**

MEETING ADJOURNED AT PM.

RESPECTFULLY SUBMITTED,

**PETER LO DICO, RMC CMC
TOWNSHIP CLERK**

FEBRUARY 19, 2026

