

**TOWNSHIP COUNCIL-TOWNSHIP OF SADDLE BROOK
AGENDA FOR WORK SESSION –FEBRUARY 5, 2026 –5:30 PM
SADDLE BROOK MUNICIPAL COMPLEX
55 MAYHILL ST SADDLE BROOK**

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

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.

OPEN MEETING TO THE PUBLIC

CLOSE MEETING TO THE PUBLIC

COMMENTS

A. *MAYOR*

UPDATES

DRAINAGE ISSUES – FAIR LAWN

B. *ENGINEER’S REPORT*

1. VARIOUS PROPOSALS – SEE CORR 1 AND 12

C. *ITEMS FOR DISCUSSION*

1. TONY AMBROGIO’S LETTER FOR AMENDMENTS TO ORDINANCE- SEE ATTACHED

2. UPDATE ON NEW STATE LAW CONCERNING PUBLICATION OF LEGAL ADS

3. PROPOSAL FROM COLLIERS – CORR 2

4. FEE AMENDMENT ORDINANCES – SEE ATTACHED

D. *OLD BUSINESS*

E. *NEW BUSINESS*

1. ORDINANCE AMENDING THE AFFORDABLE HOUSING SET-ASIDE OF THE AHOZ-1, AHOZ-2, AHOZ-3 AND AHOZ-P4 OVERLAY ZONE

2. ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 206 ZONING, ARTICLE VH “AFFORDABLE HOUSING OVERLAY DISTRICTS” TO ESTABLISH THREE NEW OVERLAY HOUSING ZONES AND MODIFYING THE ZONING MAP TO REFLECT THE NEW AFFORDABLE HOUSING ZONES

F. *ATTORNEY’S REPORT AND CLOSED SESSION – IF NEEDED*

MOTION TO ADJOURN

SECOND:

ROLL CALL:

COUNCILMAN GIEREK

COUNCILMAN ACCOMANDO

\COUNCILWOMAN SANCHEZ

COUNCILWOMAN MAZZER

COUNCIL PRESIDENT CIMILUCA

**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: 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**

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 IS NOT PART OF THE CONSENT AGENDA:
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**

*** CORRESPONDENCE**

- | | |
|--|---|
| 1. P. CRAY, RVE ENG. | RE: PROPOSAL-SOUTH ST ROAD |
| TO: JIMMY HOMSI, BUS ADM | DATE: JANUARY 20, 2026 |
| 2. D. BLOCH, D. GREEN-COLLIERS | RE: PROPOSAL JANUARY 28, 2026 |
| 3. CHIEF ZOTOLLO | RE: SCREAM TRUCK RENEWAL |
| | ICE CREAM TRUCK |
| TO: PETER LO DICO | DATE: JANUARY 21, 2026 |
| 4. CHIEF ZOTOLLO | RE: LIVERY LIC. GURKAN DOGURA |
| TO: PETER LO DICO | DATE: JANUARY 22, 2026 |
| 5. CHIEF ZOTOLLO | RE: LIVERY LIC. FILM LIMOUSINE |
| TO: PETER LO DICO | DATE: JANUARY 22, 2026 |
| 6. CHIEF ZOTOLLO | RE: LIVERY LIC MZ SEDANS INC |
| TO: PETER LO DICO | DATE: JANUARY 22, 2026 |
| 7. CHIEF ZOTOLLO | RE: LIVERY LIC. GREEN MOON LLC |
| TO: PETER LO DICO | DATE: JANUARY 22, 2026 |
| 8. CHIEF ZOTOLLO | RE: LIVERY LIC. MAHWAH VIP LIMO |
| TO: PETER LO DICO | DATE: JANUARY 26, 2026 |
| 9. CHIEF ZOTOLLO | RE: SPA 205 MASSAGE/PHYS CULTURE |
| TO: PETER LO DICO | DATE: JANUARY 26, 2026 |
| 10. CHIEF ZOTOLLO | RE: THERAPEUTIC MASSAGE&HEALTH |
| | MASSAGE/PHYS. CULTURE |
| TO: PETER LO DICO | DATE: JANUARY 26, 2026 |
| 11. CHIEF ZOTOLLO | RE: THERAPEUTIC MASSAGE&HEALTH |
| TO: PETER LO DICO | DATE: JANUARY 26, 2026 |
| 12. P. CRAY RVE ENG | RE: PROPOSAL GREEN ACRES |
| TO: JIMMY HOMSI, BUS. ADM | DATE: JANUARY 29, 2026 |
| 13. MAYOR'S APPOINTMENT - CLIFFORD COOK - | PLANNING BOARD MEMBER |
| 14. CHIEF ZOTOLLO | RE: LIVERY-MESH TRANSPORT |
| TO: PETER LO DICO | DATE: JANUARY 26, 2026 |
| 15. R. KLEIN, TWP. ENG. | RE: PAYT\$1 AJM 3RD ST ROAD |
| | \$3,717.63 |
| TO: JIMMY HOMSI, BUS ADM | DATE: JANUARY 30, 2026 |

*** 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

Auto Repair

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

Raffles

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

Livery

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

Massage / Physical Therapy

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

Ice Cream Vendor

24. 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 5, 2026

