

**TOWNSHIP COUNCIL-TOWNSHIP OF SADDLE BROOK  
AGENDA FOR PUBLIC MEETING  
MARCH 5, 2026 – 5:30 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.**

**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](http://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 #1796-26 – SECOND READING  
AN 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**

2. **ORDINANCE 1797-26 – SECOND READING  
AN ORDINANCE AMENDING THE AFFORDABLE HOUSING SET-ASIDE  
OF THE AHOZ-1, AHOZ-2, AHOZ-3 AND AHO4 OVERLAY ZONES**
  
3. **ORDINANCE # 1798 – SECOND 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**
  
4. **ORDINANCE # 1799 - SECOND 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**

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**

**\* RESOLUTIONS**

1. ADOPT AN "AFFIRMATIVE MARKETING PLAN "FOR THE TOWNSHIP OF SADDLE BROOK
2. ENDORSEMENT OF THE AMENDED FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN
3. ADOPT FOURTH ROUND AFFORDABLE SPENDING PLAN

**\* CORRESPONDENCE**

1. **A. CIALONE, PLAN BD ATTY**  
**TO: MAYOR AND COUNCIL**
2. **A. CIALONE, PLAN BD ATTY**  
**TO: MAYOR AND COUNCIL**

**RE: ORD #1796-26**  
**DATE: FEBRUARY 19, 2026**  
**RE: ORD 1797-26**  
**DATE: FEBRUARY 19, 2026**

**OLD BUSINESS**

**NEW BUSINESS**

**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 27, 2026**

