

The minutes of the Regular Public Meeting of the Township Council of the Township of Saddle Brook held on December 29, 2025 at 5:30 PM at the Saddle Brook Municipal Complex, 55 Mayhill Street, Saddle Brook, NJ 07663.

The Council President called the meeting to order.

The Township Clerk called the roll:

Councilman Cimiluca – Arrived 5:31
Councilman Accomando – present
Councilwoman Sanchez – present
Councilwoman Mazzer – present
Council President Gierak – present

Mayor White – present
Mr. Schettino – Twp. Attorney – absent
Mr. Klein – Twp. Engineer – absent
Mr. Homsy – Twp. Administrator – present

Council President Gierak – Please rise for the salute to the flag.

The Council President announced that 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.

The Township Clerk announced that 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.

Council President Gierak – Motion to open the meeting to the public.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak – yes

Council President Gierak – The meeting is now open to the public please step up to the podium state your name and address for the record.

John Duffy of 259 South Lanza Court comes forward. I'm here in my capacity as Chairman of the Zoning Board just to go over the appointments that we have that can be reappointed. We sent to Mr. Lo Dico the emails from Gino Latona, Nancy Murray and Karen Nobile. Jim Mazzer still has to get me a letter or something. I'll get that later I don't know if I have the drop dead date for his reappointment.

Mr. Lo Dico – The meeting is next week.

Mr. Duffy – Next week.

Mr. Lo Dico – Next Monday.

Mr. Duffy – Okay by the end of the week would be good then.

Mr. Lo Dico – Before then.

Mr. Duffy – Okay I'll take care of it.

Mr. Lo Dico – He's interested that's all I need to know.

Mr. Duffy – Yes he is. That would leave one spot open and that's entirely up to the pleasure of the Council. We've operated with a good strong Board and I'd like to keep going that way.

Council President Gierak – Thank you Mr. Duffy. Seeing no one else motion to close the meeting to the public.

Motion: Councilman Accomando

Second: Councilwoman Mazzer

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak –yes

Council President Gierak – The meeting is now closed to the public. We have a closed session item. So we're going into closed session for between 10 and 20 minutes.

Council President Gierak – Motion to go into closed session.

**TOWNSHIP OF SADDLE BROOK
RESOLUTION**

CR# 1225-186

WHEREAS, the Township Council of the Township of Saddle Brook desires to meet for the purpose of a closed session to discuss litigation and,

WHEREAS, the Open Public Meetings Act does make an exception and allows a public body to hold a closed session to discuss this item,

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Saddle Brook that the closed session to take place on December 29, 2025 at 5:30 PM or as soon thereafter as the matter can be reached at the Municipal Building be closed to the public and the press and that the results of the discussion at the closed session will be released to the public when the reasons for discussing and acting on it in closed session no longer exists.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak –yes

Council goes into closed session at 5:33 pm.

Council comes out of closed session at 6:13 pm.

Council President Gierak – Motion to return to the meeting.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak –yes

COMMENTS

Mayor White – The only thing is this ordinance for the signs. We really didn't discuss it too much. I think I brought it up a while ago. I don't like the fact that they don't get taken down in a timely manner. Sometimes they go up too early. I just want to avoid that sign war thing.

Councilman Cimiluca – Well thee used to be an unwritten rule is not until Labor Day. It was pretty much everybody kept that. After Labor Day they start putting up their signs. They're going to get a summons if there's a whether it's contested or not for the primary you got 60 days there. So that starts when in April to June.

Mayor White – My only thing on there is there's going to be some people that are going to say look it's my property I can do whatever I want on my property. Who are you to tell me I can't. I'll put a billboard whatever. I just think it looks terrible number one number two it can be an obstruction and I think that what happens is we get a sign ordinance and we end up even ourselves if the opposition puts up 10 big signs in an area we feel like we have to compete and say oh we need to put up and now we have to knock on doors and uncomfortably ask people oh could you put a four by eight sign on your lawn here a nice corner property. They want to say no but then they feel like they have to do it and it's all BS. The last few elections everybody just deals with the small lawn signs and it's perfect if it stays that way. I just know with the group that's out there we're going to have a problem and we know the tactics they use and I just don't want to deal with that. Let's have a campaign if you want to fight let's fight hard but I don't think we need to get into a sign war. I just think it makes the Town look like crap.

Councilman Cimiluca – Our biggest sign is.

Mayor White – The biggest one would be 3 by 3.

Councilman Cimiluca – 3 by 3 or 4 and a half by 2.

Council President Gierak – Less than 9 square feet.

Mayor White – Right it's better especially the 4 by 8 is just ridiculous. I know we did it the first time I ran back in 2014. The money that you spend on it is ridiculous.

Council President Gierak – They're more expensive than they used to be.

Councilman Cimiluca – You're going get more pushback on the 10 feet away from the property line.

Mayor White – Yes

Councilman Cimiluca – I've always put it as close to the sidewalk as you can so this way people driving by could see it. Now it's 10 feet past your property line which is the actual curb. Is that technically the property Line?

Councilman Accomando – I thought 12 feet in from that.

Mayor White – I thought it was 8 from the property line.

Councilman Cimiluca – Sign must be set back 10 feet from the property line.

Mayor White – Towards the house not the sidewalk.

Councilman Cimiluca – No I get it.

Council President Gierak – He's asking is it from the curb or is it from the sidewalk.

Councilman Accomando – So technically it'll be 20 feet in from the curb.

Mr. Lo Dico – Usually the property line begins is the street is usually 50 feet 30 foot paved 10 foot on each side for the sidewalk and curb generally.

Councilman Cimiluca – So I think you have a property line but the Town has the right of way.

Mr. Lo Dico – That's the right of way is 10 feet on each side of the curb and sidewalk each side of the paved road.

Council President Gierak – So if you have to be 10 feet in from the sidewalk.

Mr. Lo Dico – I believe so.

Councilman Accomando – So that's 20 feet off the curb line the sign now.

Councilman Cimiluca – No it can't be.

Councilman Accomando – Yeah that's the way it is.

Council President Gierak – If it's 10 feet off the property line because the property line starts I guess at the curb.

Mr. Lo Dico – I mean we'd have to check it.

Councilman Cimiluca – The property line is the curb and then it's 10 feet off that. So you shouldn't be putting anything technically on the right of way anyway. So that makes it codifies it that you can't put it in that area between the sidewalk and the curb which some people do.

Mayor White – I think now they're not supposed to be doing that.

Councilman Cimiluca – They're not supposed to be doing it but I don't think that this would codify it. There's a reason for this 10 feet from the property line because the first ten feet is a right of way.

Council President Gierak – So the property owner owns the property up to the street up to the curb.

Councilman Cimiluca – That's my understanding it's up to the curb.

Mr. Lo Dico – I'm not sure on that.

Councilman Accomando – I was always told it was 10 feet from the curb in is where your property starts.

Councilman Cimiluca – I think your property starts right around the curb but it's technically a right of way but you can't use it.

Council President Gierak – I know the resident has to take care of that property right.

Mr. Lo Dico – And the sidewalk.

Council President Gierak – I'm not sure if that's you'd have to look at a survey.

Mr. Lo Dico – Yeah.

Mayor White – We can call Mr. Schettino he's available by phone if you want to call him.

Councilman Cimiluca – Because we had a 25 feet setback for any building. I don't think it's 25 feet from the front of your house to 10 feet inside the curblines.

Council President Gierak – I think it's 25 feet from the curb because I think that's your property line.

Councilman Cimiluca – Could we get Mr. Schettino on the phone?

Mayor White – Yeah.

Council President Gierak – When we're putting up a sign we have to know where it goes too.

The Mayor and Council call Mr. Schettino.

Mayor White – We have a couple of questions about the sign ordinance.

Mr. Schettino – Okay.

Councilman Cimiluca – According to the ordinance it's 10 feet from the property line.

Mr. Schettino – Typically the right of way in towns is usually 10 feet.

Councilman Cimiluca – Right so the property line on a normal house the property line goes to the curb but then there's a 10 foot right of way that the Town has. Am I wrong?

Mr. Schettino – The 10 foot right of way is still the property owner's property. So it's 10 feet from there. The right of way just means the Town has the right to use it for utilities. Everybody has a right of way in front of their house because of utility lines. Everybody maintains it as their own property. Your driveways are all in the right of way. Your lawns on the right of way. So it's 10 feet from wherever the street ends. So 10 feet in from where the street ends inside your property line.

Council President Gierak – Which is essentially the curb.

Mr. Schettino – Yeah essentially the curb some towns don't have curbs. So if you have a curb in front of your house it's 10 feet in from the curb and it's really from a safety point of view because it could be obstructive. You don't have to make it 10 feet 10 feet has been upheld by the courts. If you want to make it 5 feet you can it's your prerogative. I wouldn't make it more than 10 feet.

Council President Gierak – We don't want them between the curb and the sidewalk correct.

Councilman Cimiluca – Correct.

Council President Gierak – We should be alright as long as there.

Mr. Schettino – Yeah if you have a curb and then you have a little sidewalk or sometimes there's a grass area.

Council President Gierak – There's a strip of grass there that's what it typically is.

Mr. Schettino – Right so this would prevent people from putting it in that grass area next to the sidewalk or right inside the curb.

Councilman Cimiluca – Five into the grass. Then you got to be five feet into the grass.

Councilman Accomando – Depending how big your frontage is because the ones on Fairlawn Parkway are like eight feet of grass, sidewalk then property.

Mr. Schettino – You could make it less if you want.

Councilman Accomando – I think 10 feet is fine.

Council President Gierak – If it was 10 feet from the sidewalk that might be an issue but if it's ten feet from the curb and the street line then that's fine.

Mayor White – I think that's it Mr. Schettino.

Council President Gierak – Anything else with the sign ordinance?

Mr. Lo Dico – Ready for second reading.

Council President Gierak – Yes second reading.

Mayor White – I do think as far as the enforcement goes I spoke to Mr. Schettino about that in Maywood they adopted a similar ordinance last year and it's a matter of making a phone call you know to the police or the Building Department to say look your violating the ordinance just move it that's it. We're not looking to go there and harass them.

Councilman Cimiluca – I don't think anyone's going to be taking signs off a lawn but this qualifies enforcement to definitely that little strip between the sidewalk and curb which is really a right of way.

Council President Gierak – Second reading.

ORDINANCES

1. ORDINANCE # 1794-25 SECOND READING

AN ORDINANCE ESTABLISHING TIME, PLACE AND MANNER RESTRICTIONS FOR TEMPORARY SIGNS ON PRIVATE PROPERTY

Council President Gierak asked that a motion is in order that the Township Clerk proceed to give same ordinance a second reading.

Motion: Councilwoman Mazzer

Second: Councilman Cimiluca

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak –yes

The Township Clerk then reads the ordinance by title on second reading:

AN ORDINANCE ESTABLISHING TIME, PLACE AND MANNER RESTRICTIONS FOR TEMPORARY SIGNS ON PRIVATE PROPERTY

Council President Gierak – A motion is in order that the Public Hearing on this ordinance be opened.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak –yes

Council President: Announces that the public hearing on this ordinance is open and that all persons interested may now have the opportunity to be heard.

Council President (after all persons have had an opportunity to be heard) states motion is in order that the hearing on this ordinance be closed.

Motion: Councilman Accomando

Second: Councilwoman Mazzer

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak –yes

Township Clerk then reads the resolution as follows:

BE IT RESOLVED by the Township Council of the Township of Saddle Brook that the ordinance entitled:

CR# 1225-187

AN ORDINANCE ESTABLISHING TIME, PLACE AND MANNER RESTRICTIONS FOR TEMPORARY SIGNS ON PRIVATE PROPERTY

does now pass on second and final reading and that the Township Clerk be directed to advertise said Ordinance or Title thereof, in the press, together with a notice of the date of passage of said ordinance according to law.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak –yes

The Township Clerk reads the following:

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.

Mr. Lo Dico – Not part of the consent agenda resolution number 3 payment of bills and the applications

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando - yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak - yes

MINUTES

NONE

*** RESOLUTIONS**

TOWNSHIP OF SADDLE BROOK RESOLUTION

CR# 1225-188

WHEREAS, the Saddle Brook Police Department has reviewed the towing operators' applications for towing services for the year 2026, and

WHEREAS, the Police Department has certified that the towers have met all requirements under the Township Ordinances,

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Saddle Brook that the following towers are approved for the year 2026:

All Points Auto and Towing, 314 Second St., Hackensack, NJ – renewal
Arrow Towing, 365 North Midland Avenue, Saddle Brook, NJ - renewal
Belfi's Auto and Truck Repair, 208 Palisade Avenue, Garfield, NJ - renewal
David's Towing, 70 Lincoln Place, Garfield, NJ – renewal
Five Star Towing, 296 Midland Avenue, Saddle Brook, NJ - renewal
Main Auto Body, 650 Outwater Lane, Lodi, NJ – renewal
Nutchie's Service, 72 South Main Street, Lodi, NJ 07644 –renewal
Park Auto Body, 15 Stefanic Avenue, Elmwood Park, NJ – renewal
Rochelle Park Auto Body, 96 Essex St., Rochelle Park, NJ –renewal
Rochelle Park Towing, 200 Central Avenue, Rochelle Park, NJ – renewal

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer - yes
Council President Gierak – yes

TOWNSHIP OF SADDLE BROOK RESOLUTION

CR# 1225-189

BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY THAT THE PROPER WARRANTS BE DRAWN AND THAT THE ATTACHED BILLS, WITH THE EXCEPTION OF THOSE BILLS NOT APPROVED BY A MAJORITY OF THE COUNCIL, BE PAID TOTALING **\$93,987.54** PROVIDING FUNDS ARE AVAILABLE AND ALL BILLS SUBMITTED COMPLY WITH N.J.S.A. 40A: 11-1 ET. SEQ AND ANY OTHER APPROPRIATE STATUTES.

THESE ARE THE BILLS PAID THROUGH OFF LINE CHECKS.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

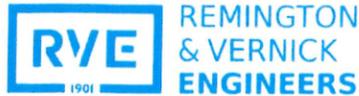
Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak –yes

*** CORRESPONDENCE**

1. R. KLEIN, TWP. ENGINEER
TO: JIMMY HOMSI, BUS. ADM.

RE: PAY CERT #1 – AJM CONTRACTORS
3RD STREET IMPROVEMENT PROJECT \$68,621.17
DATE: DECEMBER 11, 2025



One Harmon Plaza, Suite 600
Secaucus, NJ 07094
O: (201) 624-2137
F: (201) 624-2136

December 11, 2025

James Homsy – Business Administrator
Township of Saddle Brook
55 Mayhill Street
Saddle Brook, NJ 07663

Re: Township of Saddle Brook
3rd Street Improvement Project
Pay Certificate No. 1
Our File No. 02571126

2025 DEC 11 PM 3:54

Dear Mr. Homsy,

Enclosed please find Payment Request No. 1 from AJM Contractors Inc. for work performed on the above referenced project. Remington and Vernick Engineers have reviewed the invoice and find the partial work to be complete.

Therefore, we recommend payment be made to AJM Contractors Inc. in the amount of **\$68,621.17**.

Should you have any questions, please feel free to call our offices at (201) 624-2137.

Sincerely,
REMINGTON & VERNICK ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read 'Robert Klein'.

Robert Klein, PE, CME
Associate / Project Manager

cc: Mayor Robert White
Pete Lo Dico
Frank Barrale
Vincent Buono
Joseph Mongelli, RVE

C-1

www.rve.com

12/29/25

411

2. R. KLEIN, TWP. ENGINEER

TO: JIMMY HOMSI

RE: PAY CERT #1 SKY GENERAL CONST.
MUNICIPAL BLDG. CANOPY ROOF RPLC.
DATE: DECEMBER 17, 2025



One Harmon Plaza, Suite 600
Secaucus, NJ 07094
O: (201) 624-2137
F: (201) 624-2136

December 17, 2025

James Homsí – Business Administrator
Township of Saddle Brook
55 Mayhill Street
Saddle Brook, NJ 07663

Re: Township of Saddle Brook
Municipal Building Entrance Canopy Roof Replacement
Pay Certificate No. 1
Our File No. 0257T120

Dear Mr. Homsí,

Enclosed please find Payment Request No. 1 from Sky General Construction LLC for work performed on the above referenced project. Remington and Vernick Engineers have reviewed the invoice and find the partial work to be complete.

Therefore, we recommend payment be made to Sky General Construction LLC in the amount of \$39,590.97.

Should you have any questions, please feel free to call our offices at (201) 624-2137.

Sincerely,
REMINGTON & VERNICK ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read 'R Klein'.

Robert Klein, PE, CME
Associate / Project Manager

cc: Mayor Robert White
Pete Lo Dico
Frank Barrale
Vincent Buono
Joseph Mongelli, RVE

www.rve.com

C-2

RECEIVED
DEC 17 PM 2:10

12/29/25

412

3. CHIEF ZOTOLLO
TO: PETER LO DICO

RE: TOWING APPLICATIONS
DATE: DECEMBER 16, 2025

Saddle Brook Police Department



JOHN A. ZOTOLLO, JR.
CHIEF OF POLICE



SADDLEBROOKPD.COM



63 MARKET STREET
SADDLE BROOK, N.J. 07663
201-587-2924

To: Peter Lodico – Township Clerk
From: John A. Zotollo, Jr. – Chief of Police
Date: December 16, 2025

Re: **TOWNSHIP TOWING LICENSE APPLICATIONS**

The Investigations Division has reviewed and investigated the following Township towing license renewal applications for 2026.

All Points Towing	37-43 West Passaic Street, Rochelle Park, NJ 07662
Arrow Towing	363 North Midland Avenue, Saddle Brook, NJ 07663
Belfi's Auto & Truck Repair	208 Palisade Avenue, Garfield, NJ 07026
David's Towing	70 Lincoln Avenue, Garfield, NJ 07026
Five Star Towing	296 Midland Avenue, Saddle Brook, NJ 07663
Main Auto Body	650 Outwater Lane, Lodi, NJ 07644
Nutchie's Service	72 South Main Street, Lodi, NJ 07644
Park Auto Body	15 Stefanic Avenue, Elmwood Park, NJ 07407
Rochelle Park Towing	200 Central Avenue, Rochelle Park, NJ 07662
Rochelle Park Auto Body	96 Essex Street, Rochelle Park, NJ 07662

All required documents were submitted with these applications. All drivers hold valid driver's licenses and all vehicles are legally registered and insured. Each towing agent has at least one driver who possesses a commercial driver's license as required.

Physical inspections of the facilities were conducted. All have mandatory equipment set forth by the local ordinance and are in compliance with all other requirements including insurance certificates meeting standards and thresholds. Criminal background checks were conducted for all drivers and none were found to have any disqualifying criminal convictions.

All of the above applications are recommended for approval.
If you have any questions or need additional information, please do not hesitate to contact me.

C-3

CC: file

DEC 16 2025

12/29/25

413

4. CHIEF ZOTOLLO
TO: PETER LO DICO

RE: MASSAGE / PHYSICAL THERAPY
RECOVERY BODYWORK - RENEWAL
DATE: DECEMBER 19, 2025

Saddle Brook Police Department



JOHN A. ZOTOLLO, JR.
CHIEF OF POLICE



SADDLEBROOKPD.COM



63 MARKET STREET
SADDLE BROOK, N.J. 07663
201-587-2924

To: Peter Lodico – Township Clerk
From: John A. Zotollo, Jr. – Chief of Police
Date: December 19, 2025

Re: **MASSAGE/PHYSICAL THERAPIST APPLICATION**

Recovery Bodywork
337 Market Street, Suite 2
Saddle Brook, NJ 07407

Toni-Ann Accardi
164 Orchard Street
East Rutherford, NJ 07073

In accordance with Township Ordinance #125, an investigation was conducted regarding the above business and individual who filed a Massage/Physical Therapist Application.

The investigation did not reveal anything that would disqualify the business or the individuals.

I therefore find no reason why this application should not be approved.

C-4

CC: file

DEC 21 2025

12/29/25

414

5. CHIEF ZOTOLLO
TO: PETER LO DICO

RE: LIVERY LICENSE-HRC ENTERPRISE
RECOVERY BODYWORK - RENEWAL
DATE: DECEMBER 19, 2025

Saddle Brook Police Department



JOHN A. ZOTOLLO, JR.
CHIEF OF POLICE



SADDLEBROOKPD.COM



63 MARKET STREET
SADDLE BROOK, N.J. 07863
201-587-2924

To: Peter Lodico – Township Clerk
From: John A. Zotollo, Jr. – Chief of Police
Date: December 19, 2025

Re: **LIVERY APPLICATION**

HRC Enterprise Group Corp
Park 80 West, Plaza II
250 Pehle Avenue
Saddle Brook, NJ 07663

Huseyin Cuhadar
18 East Camden St., Apt. 203
Hackensack, NJ 07601

In accordance with Township Ordinance #189, an investigation was conducted regarding the above business and individual who filed a Livery Application. The livery service will operate out of 250 Pehle Avenue.

The investigation did not reveal anything that would disqualify.
All required documents were provided and the company meets all insurance thresholds as required.

I therefore find no reason why this application should not be approved.

CC: file

12-21-25 11:28 AM

12/29/25

415

Mr. Lo Dico – We have approve payment of bills. Councilwoman Mazzer is going to recuse herself at this time and left the dais.

TOWNSHIP OF SADDLE BROOK RESOLUTION

CR# 1225-190

BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY THAT THE PROPER WARRANTS BE DRAWN AND THAT THE ATTACHED BILLS, WITH THE EXCEPTION OF THOSE BILLS NOT APPROVED BY A MAJORITY OF THE COUNCIL, BE PAID TOTALING **\$205,345.38** PROVIDING FUNDS ARE AVAILABLE AND ALL BILLS SUBMITTED COMPLY WITH N.J.S.A. 40A: 11-1 ET. SEQ AND ANY OTHER APPROPRIATE STATUTES.

Motion: Councilwoman Sanchez

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – abstain
Councilwoman Sanchez – yes
Councilwoman Mazzer – recuse
Council President Gierak –yes

Councilwoman Mazzer returned to the dais.

APPLICATIONS

Used Car

1. Up 2 The Next Auto Sales – 126 Route 46 – Renewal
2. North Jersey Truck Center – 236 Route 46 – Renewal
3. Headmaster – 263 Route 46 – Renewal

Public Place

4. Starbucks – 419 Market Street – Renewal
5. Saddle Brook Liquor & Bar – 383 Market Street – Renewal
6. Dunkin Donuts – 110 Market Street – Renewal
7. Dunkin Donuts – 255 Pehle Avenue – Renewal
8. Waikiki Poke & Ramen – 448 Market Street – Renewal
9. Que Pasta – 326 Market Street – Renewal
10. Subway – 487 Market Street – Renewal
11. Dynasty Buffet – 383 Market Street – Renewal
12. Burger King – 429 Market Street – Renewal
13. Gaby’s Pizza – 550 North Midland Avenue – Renewal
14. Brothers Pizza – 189 Route 46 – Renewal
15. Yummy Yummy – 504 Saddle River Road – Renewal
16. Plank Pizza – 383 Market Street Bldg. D – Renewal
17. McDonald’s – 189 Route 46 – Renewal
18. Donna’s Pizza – 487 Market Street – Renewal
19. The Excelsior – 190 Route 46 – Renewal
20. Pizza Hut – 536 Market Street – Renewal
21. Nick’s Sandwich Shop – 505 Saddle River Road – Renewal
22. Kentucky Fried Chicken – 503 Market Street – Renewal
23. ACME – 75 Mayhill Street – Renewal
24. Golden Pub – 335 Market Street – Renewal
25. Dosa & Biryani House – 350 Market Street – Renewal
26. Matsuya – 490 Market Street - Renewal

Auto Body

27. New Saddle Brook Auto Body – 508 Market Street – Renewal

Second Hand Jewelry

28. EZ Converter – 189 Route 46 – Renewal

Gas Station

29. Jeta Service Station – 387 Market Street – Renewal

Auto Repair

30. Jeta Service Station – 387 Market Street – Renewal
31. Headmaster – 263 Route 46 - Renewal

Scrap Metal

32. Curcio Scrap Metal – 416 Lanza Avenue – Renewal

Pump & Tank

33. J.P. Patti Tecta America, LLC – 365 Jefferson Street – Renewal

Massage / Physical Therapy

34. Recover Bodywork – 337 Market Street Suite 2 – Renewal

35. Toni-Ann Accardi – Recover Bodywork, 337 Market, St. Suite 2 – Renewal

Livery

36. HRC Enterprise Group Corp. – 250 Pehle Avenue - Renewal

Council President Gierak – Motion for the applications.

Motion: Councilwoman Sanchez

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – abstain

Councilman Accomando – yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierak –yes

*** REPORTS**

- 1. BERGEN COUNTY SANITARIAN MONTHLY REPORT – NOVEMBER 2025**
- 2. GRANT WRITER MONTHLY REPORT - NOVEMBER 2025**
- 3. DPW MONTHLY REPORT – NOVEMBER 2025**
- 4. FIRE PREVENTION MONTHLY REPORT - NOVEMBER 2025**
- 5. CONSTRUCTION CODE OFFICIAL’S REPORT – NOVEMBER 2025**
- 6. PROPERTY MAINTENANCE OFFICIAL’S REPORT – NOVEMBER 2025**
- 7. CANNABIS MONTHLY REVENUE REPORT – NOVEMBER 2025**
- 8. WATER UTILITY MONTHLY REPORT – DECEMBER 2025**
- 9. TAX COLLECTOR’S MONTHLY REPORT - NOVEMBER 2025**

OLD BUSINESS

NONE

NEW BUSINESS

**RESOLUTION AUTHORIZING EXECUTION OF MEDIATION AGREEMENT
REGARDING FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

CR# 1225-190

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2., into law, which established a new framework for determining and enforcing municipalities' affordable housing obligations under the Mount Laurel doctrine and the Fair Housing Act (the "Fair Housing Act"); and

WHEREAS, the Township of Saddle Brook (the "Township") filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action pursuant to the requirements set forth in the Fair Housing Act on January 31, 2025; and

WHEREAS, the Court entered an order on May 20, 2025, setting the Township's Fourth Round fair share obligations as a Present Need of 42 units and a Prospective Need of 279 units, which no party appealed, and ordering the Township to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, in accordance with the provisions of the Fair Housing Act, the Township filed its HEFSP on June 18, 2025 ("Adopted HEFSP"); and

WHEREAS, Fair Share Housing Center ("FSHC") filed a challenge pursuant to N.J.S.A. 52:27D-304.1.f.(2)(b) regarding the Township's Adopted HEFSP on August 29, 2025; and

WHEREAS, 580 North Midland LLC having filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township's Adopted HEFSP on August 29, 2025; and

WHEREAS, representatives of the Township engaged in good faith negotiations with the parties regarding the Township's Adopted HEFSP and, as a result of those negotiations, a Mediation Agreement between the parties has been prepared which resolves the issues raised in the both challenges and which, if approved by the Program, will result in the issuance of a compliance certification to the Township; and

WHEREAS, the Township desires to authorize the execution of the Mediation Agreement.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Saddle Brook, Bergen County, New Jersey, as follows:

1. All terms and conditions of the Mediation Agreement by and between the Township of Saddle Brook, Fair Share Housing Center and 580 North Midland LLC, a copy of which is attached herewith, are hereby approved, ratified and confirmed by the Township.
2. The Mayor and Clerk are hereby authorized to execute said Mediation Agreement, together with other appropriate officers and employees of the Township, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
3. The Township hereby authorizes and approves any non-substantive modifications to the Mediation Agreement as may be recommended and approved by the Township Attorney, Township Special Counsel for Affordable Housing and/or Township Affordable Housing Planner prior to execution.
4. This resolution shall take effect immediately.

Motion: Councilwoman Mazzer

Second: Councilwoman Sanchez

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – no

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierak –yes

Council President Gierak – Motion to open the meeting for agenda items only.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes

Councilman Accomando – yes

Councilwoman Sanchez – yes

Councilwoman Mazzer – yes

Council President Gierak –yes

Council President Gierak – Anyone wish to address the Council on agenda items only?
Seeing no one motion to close.

Motion: Councilwoman Mazzer

Second: Councilman Accomando

Roll Call:

Councilman Cimiluca – yes
Councilman Accomando – yes
Councilwoman Sanchez – yes
Councilwoman Mazzer – yes
Council President Gierak –yes

Council President Gierak – Does anyone have any final comments before we adjourn?

No one has any comments.

Council President Gierak – We went over the reorganization meeting agenda. I don't believe we have to go into closed session so here we are motion to adjourn the meeting.

Motion: Councilman Accomando

Second: Councilwoman Mazzer

Roll Call:

Councilman Cimiluca - yes
Councilman Accomando - yes
Councilwoman Sanchez - yes
Councilwoman Mazzer - yes
Council President Gierak - yes

Meeting adjourned at 6:29 P.M.

Respectfully submitted,

Peter Lo Dico, RMC, CMC
Township Clerk

David Gierak
Council President

Approved: February 19, 2026