

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, July 20, 2026 at 7:00 p.m.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Mr. Maniscalco and Mr. Vermilyea – PRESENT Councilman Gierek, Mayor White, Mr. Camporeale and Ms. Barrale - ABSENT
Also present were Anthony Cialone, Board attorney, Anthony Kurus, Board engineer and Gary Paparozzi, Board planner.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. NEW BUSINESS

A.) Preliminary and Final Site Plan Application

F.W. Webb Company, 5 Sampson St., Block 706, Lot 4

Mary Delaney, attorney for applicant came forward.

Robert Byra, engineer for the applicant was sworn in.

Mr. Byra – Exhibit A-1 is an aerial location plan, sheet C-001, dated 07/20/26. The site is 6.36 acres, located in the B2 and I zones. The municipal building is two properties to the east, the cemetery is to the northeast, Veteran's Field is to the northwest, 3 parcels to the north are in the R-A zone and to the south is Market Street. The area is surrounded by commercial development. The site is accessed by two existing driveways off Sampson St. The northerly driveway entrance takes you into the large parking area to the rear of the property. The southerly driveway takes you into a parking area for passenger vehicles that has 11 parking stalls. To the north, between the parking area and the adjacent residential zone, there is the existing 7.7-foot wide landscape buffer, which we listed as an existing, nonconforming condition. Ordinance requires a minimum of 25' wide buffer when adjacent to a residential zone. This area is comprised of existing 6' and 4' high chain link fences that are heavily overgrown with vegetation, providing screening. The aisle on the east side of the property that allows for circulation around the property. At the southerly side, there are several, either raised loading doors or doors at grade. Continuing to the west a bit further, there is an existing compactor. Overall Site Plan, sheet C-201, dated 05/22/2026, was submitted with the application. This drawing shows the zone limit line. The purpose of the application is to repurpose the industrial building for the applicant. As part of the application, the majority of the improvements will be to the interior of the building, with some minor site improvements on the exterior. The minor site improvements focus on three areas. On the northwest area, a new sliding door with a canopy is proposed to provide customer access to the service counter. There will be some minor restriping in that area. To the east, there will be a 24-foot wide loading door installed to provide material access in and out of the building by a forklift. To the east of that, there is a small area that represents an egress door and a cylinder cabinet to store cylinders for the uses of the equipment internally. Beyond the limits of the ramp, which extend to the limits of the existing parking area (not encroaching within the aisle itself), you will see a hatched and stipulated area, representing concrete. This is an area where we are providing minor drainage improvements with the use of either milling or overlay of asphalt to provide positive drainage to the existing inlet. The last improvement is on the southerly end of the property, where we are proposing an

egress that is to provide access to the internal area and provide emergency egress. That area is a little larger than a typical pad because of the elevation change that's there. As part of the application, there is the existing, nonconforming landscape buffer to the north of the property. As part of the proposed improvements, there is a loss of 2 parking stalls, as a result of the installation of the ramp. Municipal ordinance requires 256 spaces. There are 133 spaces existing and we will lose 2 of those, leaving 131. There are 3 existing ADA spaces; 2 on the northerly side and 1 of the 11 parking stalls near the southerly driveway. Neglia Engineering identified 5 as the minimum required ADA spaces. We will restripe the area to add the 2 additional ADA spaces to be in compliance. We will be able to still maintain 11 parking spaces in that area. Most of the improvements are within paved areas. However, between the edge of the pavement and the building itself, there is a strip of gravel area. As a result of providing the concrete pad on the westerly side and the new ramp on the easterly side with the new stairs, there is a minimal increase of 194 square feet of impervious area. It will not have a negative impact, as far as stormwater runoff or stormwater volume. Per the planner's letter, we have confirmed with the applicant, we will provide trash enclosures on the property.

Mr. Cook – What the hours of operation of the forklift?

Mr. Byra - The applicant has someone who will speak about operations.

Mr. Paparozzi – Will you be able to move the trash enclosure and provide the ADA spaces without reducing any of the original parking?

Mr. Byra – Yes. We will probably set that dumpster at the southeast corner of the property.

Mr. Paparozzi – There should be one for trash and one for recycling.

Mr. Byra – Can the containers be all in one enclosure?

Mr. Paparozzi – Yes.

Mr. Maniscalco – Are you putting bollards in front of the area with the propane tanks?

Mr. Byra – That area is elevated. There is going to be a step, so there is sufficient safety.

Mr. Maniscalco – Will there be overnight truck parking?

Mr. Byra – Yes.

Mr. Maniscalco – I know you're under on parking, but are you covered on parking for employees and contractors? They're not going to be parked all over the street?

Mr. Byra – That's correct.

Mr. Byra – I forgot to mention, one of the comments in the review letter was utility demand. As part of the project, we will be renovating the interior of the building where there will be a reduction of approximately 4,600 square feet in the overall office area. So when compared to the existing condition, there will be an overall reduction in water and sewer demand. Part of the proposed operations is pipe preparation for plumbing. There is no water used in processing.

Mr. Compitello – Will there be testimony on the architectural renderings?

Ms. Delaney – Yes. We have the developer for the property here.

Mr. Hickey – Is the conduit reduction or preparation that you're doing welding?

Mr. Byra – I will differ to the operations testimony.

Mr. Maniscalco made a motion; seconded by Mr. Browne to open the meeting to the public. All in Favor – YES

Vincent Vacante, 386 Dewey Ave. – I have a 6' fence and no shrubs. Where are you going to put the ramp? Is it going to be looking into my yard? Noise? Right now, Noury just has parking. The tractor-trailers go around to the southeast. You're making this more industrial on our side.

Mr. Byra – Is this the fence with the slats in it?

Mr. Vacante – Yes, but it's not that high. Once you put a ramp, you'll see over it.

Mr. Byra – That ramp starts at the finished floor of the building and is ramping down.

Tam McBride, 397 Dewey Ave. – You took some of the parking spaces. Those spaces are full. Where are you going to put those people? On the street?

Mr. Byra – This is a new tenant.

Mr. Maniscalco made a motion; seconded by Mr. Cook to close the meeting to the public. All in Favor – YES

Andrew McBeth, applicant's construction manager was sworn in.

Mr. McBeth – I am familiar with the proposed operations and changes at the site. F.W. Webb is a wholesale plumbing/HVAC supplier. They have several locations in NJ. They will move one of the two Elmwood Park locations to this location. The functions of the building will be office, warehouse, counter area for contractors to pick up product and pipe fabrication for fire protection. There will be 80 employees, which is a reduction to the number of Nourison employees. Hours of operation will be 5:00 am – 8:00 pm Monday – Friday; Saturday 8:00 am – 12:00 pm. They will be parking 13 trucks, located either at a loading dock or inside the building. They have 7 box trucks, 2 flatbeds, 2 vans and 2 pickups. We anticipate no fumes or odors in connection with the proposed operations.

Mr. Hickey – At 5 am, you'll be waking Mr. Vacante up pretty early.

Mr. McBeth – Outside activity won't start that early. That door will be used for pipe to go in and out of the building. All other products will go in and out of the loading docks.

Mr. Hickey – So trucks will be loaded prior to 5 am?

Mr. McBeth – Yes.

Mr. Hickey – When do the trucks start up and leave? How many trucks?

Mr. McBeth – Some of the 13 will leave at 5am.

Mr. Hickey – Can you adjust the time?

Mr. McBeth – I think it can be adjusted.

Mr. LaGuardia – The trucks will be loaded in the building?

Mr. McBeth – Yes or the day before.

Mr. Maniscalco – Doors will be opening at 5 am. Residents will hear the doors opening.

Mr. McBeth – I'm not sure they can hear that.

Mr. Hickey – Some places have employees who have their stereo playing loudly.

Mr. Maniscalco – We don't need our police dept. overburdened with phone calls about noise.

Mr. McBeth – F.W. Webb is a good neighbor.

Ms. Delaney – The applicant will comply with any state noise regulations as well.

Mr. LaGuardia – I was wondering about odor because you have 2 welding stations. It would have to be vented.

Mr. McBeth – Yes. It will be vented/exhaust systems.

Mr. Hickey – Will all of this stuff be done inside?

Mr. McBeth – Yes.

Mr. Hickey – Will you install any smoke eaters on the roof?

Mr. McBeth – No smoke eater. Everything gets exhausted through the roof. Some will be filtered.

Mr. Maniscalco – Who's going to be in the lot facing the houses?

Mr. McBeth – The employees. Counter customers will be along the building.

Mr. Maniscalco – When they back in, their lights will be facing the houses and vans will be sitting there until you open up. When does the retail open?

Mr. McBeth – Typically 6:30.

Mr. Maniscalco – We need to look at improving the buffer.

Mr. Paparozzi – I know that the new bay door is on the north side of the building, but is it possible that the early loading and unloading can be done on the south side of the building, where there are no residents?

Mr. McBeth – The vast majority will be done on that side. The only thing that's going to go out that door will be pipe trucks.

Mr. Paparozzi – Can we have that all done on the south side up until 7:00?

Mr. McBeth – It may be possible, yes. They could move the trucks around and park them on the inside on the other side.

Mr. Paparozzi – I think the board would like more than a maybe. If there is an issue with the 5:00 loading, it will be after the fact.

Mr. McBeth - They're not going to be loading at 5 in the morning. I said they may be leaving at 5 am. Loading will all be done the day before.

Mr. LaGuardia to Mr. Paparozzi – The loading docks are for tractor trailers.

Mr. Paparozzi – Some of the docks on the south side are low to the ground as well, so they can load and unload on the south side.

Mr. Maniscalco – There's no feasible way to add a ramp to the south side?

Mr. McBeth – No. The grades don't work.

Mr. Paparozzi – If they say nothing is going to be done early, maybe that should be a condition.

Mr. Maniscalco – When you come out of the building are you going down the ramp or up? What's the elevation change?

Mr. McBeth – Very slightly down. 8 inches.

Mr. Compitello – How many trucks are going to be loaded inside the building?

Mr. McBeth – Probably 3 or 4 and the balance will be on the other side.

Mr. Cook – What are the actual loading and unloading hours?

Mr. McBeth – The only thing that would be unloaded on that side would be pipe. It would be 8:00 am on.

Mr. LaGuardia – That's 20-foot foot pipe, so you'll have a tractor trailer, right?

Mr. Mc Beth – Yes. They'll be in front of that 24 foot door. We don't need some of that parking at the end, because we're only 80 employees, so we have extra parking.

Mr. LaGuardia – How many? Two a day?

Mr. McBeth – We were thinking one a day or less. It could be three per week.

Mr. Maniscalco – The tractor-trailers come in from the front?

Mr. McBeth – Yes. They will circulate around the building clockwise, the same way they do now.

Mr. Maniscalco – They're going to show up during the day, not 3 am?

Mr. McBeth – Yes.

Mr. Maniscalco – Walmart installed a gate that is locked until 7 am to keep the trucks out.

Ms. Delaney – The applicant would agree to install a gate as a condition of approval.

Mr. Maniscalco – How are we going to address the buffer zone by the houses?

Ms. Delaney – If the board were to approve the application, we would be happy to work with the board professionals to come up with a reasonable solution.

Mr. Maniscalco – What about the timeframe? You're saying 7am. What is our ordinance?

Mr. Ambrogio – The ordinance says 7 am for loading and unloading.

Mr. LaGuardia – When the tractor-trailer pulls up parallel to the 24-foot door, the trailer itself is like 50 feet long. You have double stacks of pipe on there. He's going to pull that up, half the trailer, and then fork it and then backup into the building, so the forklifts will never be off the ramp?

Mr. McBeth - Very rarely. It has to get the other side of the truck.

Mr. LaGuardia - So then he has to drive all the way around?

Mr. McBeth – He just pulls out and goes around the other side.

Mr. LaGuardia – With other places, it's not really the operations that's the problem. It's the people coming and going. They may be sitting in the parking lot with their lights on, radio blasting, talking, drinking coffee, etc.

Mr. Hickey – When are the deliveries and the off-loading of the trucks?

Mr. McBeth – 8:00 am

Mr. Hickey – What kind of operations happen as late as 8:00 pm.

Mr. McBeth – Loading and getting everything ready.

Mr. Compitello – If there is a gate and someone decides to come early, does that mean they'll be parking on the street?

Mr. McBeth – It's tough to control. We put specific instructions on the orders, but they don't always get followed.

Mr. Maniscalco – Has anyone done a traffic study?

Mr. McBeth – It shouldn't be any different than it is now.

Mr. Compitello – I think it will be different because you will have retail as well.

Mr. McBeth – The current business has people visiting the building too.

Mr. Maniscalco – It's a ghost town. You'd never know it's even operational. I'm worried about what this will do to the intersection at Market St.

Mr. Cook made a motion; seconded by Mr. Maniscalco to open the meeting to the public. All in Favor – YES

Vincent Vacante, 386 Dewey Ave. – Noury has a gate they open every morning at 7:00 am. It is a ghost town. Your company will have 50-60-70 trucks/day, including contractors picking up supplies. What time will the employees arrive?

Mr. McBeth – 5:00 am

Mr. Vacante – The parking lot comes in off Sampson on the north side and goes around, one-way. How are they going to stop vehicles from coming in at 5:00-6:00 am?

Mr. McBeth – We're proposing a gate.

Mr. Vacante – So where are they all going to park?

Mr. McBeth – That is what we were just discussing. Would you prefer the gate, so that you can say they can't come in, or is it better to have a parking lot open so they park appropriately and not be on the street?

Mr. Vacante – If they do come in, they will leave the tractor running. Also, there will be a lot of contractors for pickup. There will be a lot of people going there who can see into our yard. What can be done about that?

Mr. McBeth – We said we would make a buffer.

Mr. Vacante – If it's the same height, you will still be able to see in.

Mr. Hickey – UPS is going to put up a 16-foot sound barrier fence.

Ms. Delaney – We will work with the board professionals to provide screening.

Mr. Vacante – Trucks and forklifts have a beeping noise for backing up. We will hear it.

Ms. Delaney – The applicant will abide by the state regulations. The unloading operations will begin at 8:00 am.

Mr. Vacante – Noury allowed people from Veteran's Field events to park there on weekends.

Mr. Cialone – That's something that is not in the purview of this board. It has nothing to do with this applicant. It's a different property. The town will have to figure something out.

Kelly Vacante, 386 Dewey Ave. – Do all 80 employees leave at the same time?

Mr. McBeth – No.

Ms. Vacante – When they pull out, is there any way to have them go to the left instead of right?

Ms. Delaney – We have reached out to the police and fire departments. As a condition of approval, we would work with those departments to address safety concerns.

Ms. Vacante – You mentioned that chemicals would be used on our side. Any odors?

Mr. McBeth – Gas storage is next to the 24-foot door. There is no odor.

Mr. Hickey – What kind of gas? Is it locked up at night?

Mr. McBeth – Propane and yes.

Ms. Vacante – Is there any way to do the things proposed on our side of the building on the other side of the building?

Mr. McBeth – No, due to the grades.

Amanda Daddario, applicant's planner was sworn in.

Ms. Daddario – We are deficient on the number of parking spaces. The two other variances listed in the Paparozzi review letter are pre-existing nonconforming. Per Section 206-37, the required number of parking spaces is 356, whereas existing are 133 spaces. We are proposing

a reduction of two parking spaces as a result of the changes to the site, where 131 parking spaces are now proposed. The two other variances have to do with the size of the existing parking stalls. Ordinance requires 9' x 18'; 9' x 17' is existing. For parallel parking, the ordinance requires 22 feet in length; 20 feet is existing. C1 variance criteria has to do with the physical constraints of the site. C2 is the benefits versus detriments. As for the reduction in the number of the parking spaces, there will only be 80 employees expected to be at the site, so the reduction can be accommodated. The site currently operates under these existing conditions as well. The reduction of 2 parking spaces will not make a substantial difference. Earlier, someone voiced a concern that people arriving before the gates open would park along Sampson Street. Section 196-34 of the code prohibits parking along Sampson St. As for positive criteria, I do not believe that the reduction of these 2 parking spaces is going to cause a substantial detriment to the public. I believe that the application advances purpose G (providing sufficient space in appropriate locations for a variety of uses, such as commercial and industrial uses) due to the compatibility of the sustained industrial building/warehouse. I believe the application advances purpose M (encouraging efficient use of land and coordination of development activities with lessening the cost of such development in a more efficient use of land), as the applicant is proposing to utilize an existing building with very minor site improvements and no expansion of the building. Regarding the buffer area near the residential properties, the applicant is willing to work to mitigate that. I believe that there would be no substantial detriment to the public good, regarding the variance relief. These are primarily existing conditions. The site already operates with a substantially similar parking configuration with no issues. There is a reduction in the number of employees. There will be no substantial detriment or impairment to the zone plan or the zoning ordinance. There is no stated purpose of the I zone in the ordinance. In the 2004 Master Plan, the intent for the industrial areas is to encourage more corporate/light industrial uses in areas zoned Industrial and to redevelop defunct industrial properties to cleaner uses that are more compatible with surrounding area. It is my opinion that the application is fully consistent with the intent of this zone because this is a light industrial use. The 2014 Master Plan Re-examination supports the continued maintenance and reinvestment in adaptive reuse of established businesses and industrial properties within corporate, nonresidential areas. It states that it is the object and purpose of the Master Plan to maintain existing and general businesses and uses, including local business activities, local service activities, office buildings and compact areas already substantially developed for such uses and to prevent and discourage the spreading of nonresidential uses into residential neighborhoods. The policy statement, states the objective of maintaining existing business uses in areas substantially developed for uses affirms the integrity and applicability of the existing land use plan. As the area is already developed for and functioning for industrial use, I believe it is substantially consistent with this policy statement. From a planning perspective, the application represents an adaptive reuse of an already existing industrial building, rather than a new development at a new site. They are reusing existing infrastructure. It is my professional opinion that the requested variance relief represents good land use planning and advances the purpose of the Municipal Land Use Law and the variances can be granted without substantial detriment to the public good.

Mr. Maniscalco – What do you expect as far as contractor and visitor cars?

Mr. McBeth – 50/day.

Ms. Daddadio – It is expected that they will not all be there at the same time. Also, employees work in different shifts.

Mr. Maniscalco – Are you planning on EV parking?

Ms. Daddadio – Not at this time.

Mr. Hickey – Is there going to be any change in the lighting around the building?

Mr. Byra – No change in the lighting.

Mr. Compitello – Going back to the architectural plan, who's going to present it?

Ms. Delaney – Our architect submitted a response letter to the board, addressing the comments raised in the engineer and planning review letters. You also received testimony from Mr. McBeth regarding operations changes that are resulting from the changes to the exterior. I believe the comments have been addressed.

Mr. Compitello – For me, there was no presentation about the buffer zone. What is proposed? What is the height?

Ms. Delaney – The 7 foot buffer zone was addressed by Mr. Byra in his earlier testimony. We agreed to work with the board professionals to provide screening in that area.

Mr. Compitello – So we may have another meeting for that proposal?

Ms. Delaney – We are open to the board's comments and suggestions now.

Mr. Maniscalco – Do we have any photos of what is existing?

Mr. Byra – Existing Elevations, prepared by DMA Architects, sheet A-4.3, dated 07/02/2026, previously submitted to board members, showing elevations of the existing conditions within the building. Similarly, sheet A-11.a, which is titled Proposed Elevations, also prepared by DMA. The purpose of this is to demonstrate, from an elevation perspective, that there are very minor improvements when you compare the existing conditions with the proposed left side elevation B (north) at the bottom of the sheet. You will see that there are two areas identified as column lines 12.5, 12.9 and 13, and is where the proposed sliding door that will be provided on the closest to Sampson St., along the westerly side (inaudible).

Referring to the image above, (left side elevation A (north). This is where the call out is shown for the new 24 foot overhead door.

Mr. Maniscalco – As far as the front elevation, are you going to change the name on the sign?

Mr. Byra – There will be a signage package that will be submitted to zoning, should the board approve the application.

Mr. Hickey – Is the dumpster a compacting dumpster?

Mr. Byra – There is an existing compactor.

Mr. Kurus – How wide is the buffer? What do you envision there?

Mr. Byra – It is a 7-8 foot wide area. We will work with the board professionals. We would probably envision supplementing the existing 4-foot high fence with a solid 6-foot high fence and vegetation.

Mr. Kurus – Where is the current fence? I don't know if the adjoining are going to want that fence touched. I think we're somewhat limited in what we can plant there.

Mr. Cook – Are we talking about a sound wall? I think the sound is going to be more of a problem than the lights are.

Mr. Kurus – They do make fencing that has sound attenuation properties.

Mr. Ambrogio – Higher, like 8 feet, may be better.

Mr. LaGuardia – The area near the cemetery has a wood, railroad tie that raises it up a couple of feet.

Mr. Ambrogio – I think that the cemetery property won't need sound protection, like the residential properties will.

Mr. Kurus – I would recommend removing the existing fence on the applicant's property and replacing it with new.

Ms. Delany – A portion of the applicant's property is in the I zone which permits a maximum height of 8 feet for a fence.

Mr. Cialone – The I zone basically backs up against the cemetery. Everything else is in the B-2 zone, which backs up to the residential properties. That's the area of the most concern.

Mr. Kurus – I think they should replace it with an 8 foot high, sound attenuating fence where it is, so the homeowners don't lose any of that space they've been using, even though it's not theirs. And a matching fence by the cemetery. Can you do that?

Inaudible

Mr. McBeth – Yes

Ms. Delaney – Just to restate – The applicant would agree to install an 8 foot tall, sound attenuating fence along the portions of the property that are adjacent to the residences and then provide a matching 8 foot fence in the separate areas, not adjacent to residences.

Mr. Hickey – I'm concerned about the smell of the welding and about the 5:00 am start time. Can we push it to 6:00 am? And obviously, no work outside of the warehouse area. Can we put a smoke eater on the roof?

Mr. Maniscalco – As far as the smoke eaters, if you have rooftop equipment, you're going to hear it. They should put the equipment inside and duct it out.

Ms. Delaney – To address your comment regarding the hours of operation, the employees will start early, but loading and unloading won't begin until later in the day (7:00 am)

Mr. LaGuardia – At 5:00 am, you'll have trucks pulling out of that door to make deliveries.

Mr. Ambrogio – Will you be closing your Elmwood Park location?

Mr. McBeth – The Stefanic Building will be closed. They'll be keeping the one on Route 46.

Mr. Ambrogio – So you'll still have some customers going to Elmwood Park.

Mr. McBeth – Yes. This (Saddle Brook) will be pick up only (counter).

Mr. LaGuardia – What time does the counter open?

Mr. McBeth – 6:30 or 7:00 am

Mr. Ambrogio – Tractor-trailer deliveries will start at 7:00?

Mr. McBeth – We said that pipe deliveries would be 8:00 by the residents side.

Mr. Ambrogio – We're primarily concerned with the area that would affect the residents. When would that end?

Mr. McBeth – The latest would be 3:00 – 4:00 pm.

Mr. Ambrogio – And what about Saturdays and Sundays?

Mr. McBeth – They're only open on Saturdays 8:00 am – 12:00 pm. There shouldn't be any pipe deliveries on Saturday and we're closed on Sunday.

Mr. Maniscalco made a motion; seconded by Mr. Browne to open the meeting to the public for questions for Ms. Daddario. All in Favor – YES

No public participation.

Mr. Browne made a motion; seconded by Mr. Maniscalco to close the meeting to the public. All in Favor - YES

Mr. Browne made a motion; seconded by Mr. Maniscalco to open the meeting to the public for questions for Mr. Byra. All in Favor – YES

Vincent Vacante, 386 Dewey Ave. – When the trucks come in, it will be on our side, correct?

Mr. Mc Beth – Yes.

Mr. Vacante – Will they come in before 7:00 am?

Mr. McBeth – No. They will leave at 5 am. On the south side.

Mr. Vacante – So nothing on the north side?

Mr. McBeth – Correct.

Kelly Vacante, 386 Dewey Ave. – I had to call the police a few times because there was a UPS truck out there idling at 5:30 am. I woke up gagging from the smell. Should I call the police?

Mr. Ambrogio – Yes, they can't idle for more than 10 minutes. The police enforce that ordinance.

Mr. Maniscalco made a motion; seconded by Mr. Browne to close the meeting to the public. All in Favor - YES

Mr. Cook made a motion; seconded by Mr. Browne to open the meeting to the public for comments. All in Favor – YES

Vincent Vacante, 386 Dewey Ave. was sworn in.

Mr. Vacante – I have two dogs. I put up a chain link fence because it holds up during storms.

If their fence blows over, they will run away. The fence they put up has to be something sturdy. Ms. Delaney – The applicant proposes an 8-foot tall soundproof fence on their property. If any other fence is needed, you can install it on your property.

Mr. Maniscalco made a motion; seconded by Mr. Browne to close the meeting to the public.

All in Favor - YES

Mr. Kurus – It will be solid. It's the next level up from your typical vinyl fence.

Mr. Cialone - The conditions I've listed are: 1.) 8' fence along the entire northerly property line and along the residential properties that will be a sound attenuation fence and the remainder, along the cemetery an 8' solid fence. They will try to match the designs as close as possible; 2.) No manufacturing outside; 3.) They will revise the plans to add 2 additional ADA spaces; 4.) They're going to revise the plans for a trash enclosure and label them for dumpster and for recycling. Also, there was a discussion about gates, time limits and a smoke eater.

Mr. Maniscalco – As far as time, I think we should stick with the loading/unloading ordinance.

Mr. Cialone – There was also something about no deliveries before 8 am.

Mr. Compitello -The only other thing was the filtration for the smoke.

Mr. Cialone – There was discussion about mobile venting to the outside.

Mr. Hickey – Do you have smoke eaters when the guys are welding?

Mr. McBeth – No, it's ventilated right through the roof. Smoke eaters are not required. The fabrication is only in the back. The building is sprinklered.

Mr. Maniscalco made a motion; seconded by Mr. Browne to approve the application with the conditions listed by Mr. Cialone. VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. Cook, Mr. Hickey, Mr. LaGuardia, Mr. Maniscalco and Mr. Vermilyea – YES

APPLICATION APPROVED

B.) Review and Recommend Ordinance #1805-26

Mr. Cialone – What this does is amends the sign ordinance. It defines what is and what is not a sign. It also states that if you want to put a sign up, you need a permit. There is one section that they left to be determined. We can provide our recommendation, if we find that this ordinance is not inconsistent with the Master Plan. It has to do with window displays of merchandise, specifically what percentage of the window area can be used for the display of merchandise. We do have in our ordinance already, a provision for temporary signs in the window. That permits no more than a third of the window to be covered. I looked at some other towns. Nobody has specific restrictions limited to window displays of merchandise.

Mr. Paparozzi – Lodi has 20%.

Mr. Cialone – Some municipalities include displays of merchandise as part of their sign definition. Lodi is 20% for all signs. Paramus is 20% for all signs. Rochelle Park has 10 or 20%. Garfield is 50%. This is for displays of merchandise. If you're going to have a sign, it's going to be subject to, unless they get a variance, the square footage permitted. They can have a sign in the window and they can have merchandise. The question is up to what percentage are we going to not call it a sign? So, if you say 20%, they can cover 20% of their window with merchandise. If they want to cover it with 30%, that would be considered a sign.

Mr. Paparozzi – Lodi did 20% because it was a safety thing and an aesthetic thing. Safety, so the police can see if there's a problem. Also, on number 7, it says information or identification of business establishment. I think we had one on the Zoning Board where they had their logo and we counted it as a sign. But it says that it shall not be included as a sign.

Mr. Cialone – No. It says a sign shall include, but is not limited to logo symbol. It's all considered a sign in this new ordinance. Under Section 7, 206-59 B it says "delete if interior signs are regulated". The only regulation I saw that we had for interior signs is some language

that says, "Signs designed to be seen and read from the exterior are considered signs". This says, "Interior signs not visible from any public right-of-way or adjacent property." The language is a little different. I don't know if you want to revise that language or leave it as is.

Mr. Maniscalco – I recommend 10%. If you say 20%, they're not going to listen.

Mr. LaGuardia – So if they have mannequins with dresses on them, do you have to figure out the square inches of the bodies with the dress?

Mr. Paparozzi – Only if it's an issue.

Mr. Cialone – We don't have to make a recommendation. What we're deciding is that this isn't inconsistent with the Master Plan and we can make recommendations.

Mr. Hickey – I feel like maybe we should go with 20%, like the other towns.

Mr. Cialone – 20% is for all their signs. So understand that this is for how much of the merchandise isn't going to be included in the sign. If you say 20%, if they have 21%, it's a sign. The higher the number you pick, the more signage you're getting. Also, I think there are some grammatical suggestions we should recommend too. What we need is a motion to find that the proposed ordinance is not inconsistent with the Master Plan, plus any recommendations we want to make, which would be the grammatical corrections and whatever percentage. Also, to authorize me to send a letter, in lieu of the Board preparing a full report.

Mr. Maniscalco made a motion; seconded by Mr. Browne to find that the proposed ordinance is not inconsistent with the Master Plan and to recommend the grammatical corrections, 10 % and to authorize Mr. Cialone to send a letter to the Mayor and Council.

5. MINUTES

Mr. Browne made a motion; seconded by Mr. Ambrogio to adopt the minutes of the June 15, 2026 meeting. VOTE: All in Favor – YES

6. COMMUNICATIONS

Mr. Maniscalco made a motion; seconded by Mr. Browne to accept and file the communications. All in Favor – YES

7. VOUCHERS

Mr. Cook made a motion; seconded by Mr. Browne to pay the following vouchers, provided funds are available:

Birchwale Pellino & Cialone, LLC, 07/08/26,, Second Quarter 2026 Retainer, \$875

Neglia Engineering Associates, 07/09/26, Walmart, \$617.50

Neglia Engineering Associates, 07/09/26, RGS, LLC, \$461

Neglia Group, 07/09/26, F.W. Webb Company, \$1,329.50

All in Favor - YES

8. OPEN AND CLOSE THE MEETING TO THE PUBLIC

Mr. Maniscalco made a motion; seconded by Mr. Browne to open the meeting to the public.

All in Favor – YES

No public participation.

Mr. Maniscalco made a motion; seconded by Mr. Browne to close the meeting to the public.

All in Favor - YES

9. ADJOURN

Mr. Maniscalco made a motion; seconded by Mr. Browne to adjourn the meeting. All in Favor - YES

Meeting adjourned 9:03 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary