

TOWNSHIP OF SADDLE BROOK

ZONING BOARD OF ADJUSTMENT MINUTES

August 3, 2026 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday August 3, 2026 at **(Saddle Brook Municipal Complex, 55 Mayhill Street)**

1. CALL THE MEETING TO ORDER

2. FLAG SALUTE

3. OPEN PUBLIC MEETING ACT: adequate notice of this meeting has been sent to all members of the Zoning Board and to all legal newspapers in Accordance with all the Provisions of the “Open Meetings Act”, Chapter 231, P.L. 1975.

4. ROLL CALL

Ms. Murray, Mr. Mazzer, Mr. Tokosh, Ms. Nobile, Mr. Francin, Mr. Schmelz, Mr. Duffy – Present.

Mr. Burbano, Mr. Latona and Mr. Gjorgievski are absent.

Mr. Cialone the Board Attorney, Mr. Kurus the Board Engineer and Mr. Paparozzi the Board Planner are also in attendance.

Mr. Francin sits in for Mr. Burbano and Mr. Schmelz also sits in on the dais.

5. NEW BUSINESS

A.) Winfrid & Rita Itondo, 28 Danna Way, Block 1816, Lot 8

The Applicant proposes a driveway expansion that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

Mr. Cialone confirms that the notice is in order and that they may proceed.

Mr. Cialone swears in Rita Itondo and she gives her address as 28 Danna Way Saddle Brook, New Jersey.

Mr. Duffy – Can you just explain to the Board what you want to do?

Ms. Itondo – We want to expand our driveway. Currently we have a narrow driveway that takes two cars and we want to be able to expand to fit three or four cars. The reason being during the winter or when it snows sometimes my husband has to drive the car around while they’re plowing the streets and he has to go around and around and sometimes the plow will put the snow on and we have to dig and remove the car and we have no way to park the third car. We actually have three cars and we may be having a fourth one. Sometimes the neighbor helps us out to park the car in their driveway but it’s not often the case. So that’s why we wanted to be able to expand our own driveway to do that.

Mr. Duffy – It’s an increase of 300 square feet is that right Mr. Kurus?

Mr. Kurus – Approximately 390 square feet.

Mr. Duffy – Okay so 400. Do you intend on cutting the curb cut wider or are you just going to widen the driveway?

Ms. Itondo – Both I think we have to do the curb as well.

Mr. Duffy – So you’re going to open it all up completely?

Ms. Itondo – Yes.

Mr. Duffy – The expansion on this you’re not going all the way up to the same length of the driveway right. You’re stopping I guess where the bushes are.

Ms. Itondo – We have a bush and a fence so stopping a little shy to the front.

Ms. Murray – It appears on your drawing that it's approximately 20 feet is that your goal to make it 20 feet wide?

Ms. Itondo – Approximately we want to be able to fit two cars side by side. I believe it's about 20 that's the goal I think.

Ms. Murray – I just want to make sure it says 20 but I want to make sure it's on here correctly.

Mr. Paparozzi – The survey is reduced and not to scale so I don't know if they have 20 feet the way it's proposed but it looks like at least 18 but I can't give an exact number.

Ms. Itondo gives Mr. Paparozzi her full size copy.

Mr. Paparozzi – They have a little less than 20 feet. They have close to 18 and a few inches and 18 feet is all they need.

Mr. Duffy – That's all they need.

Mr. Paparozzi – For the two cars yes.

Mr. Duffy – The expansion they have highlighted here is going to be 18 feet wide 18.2.

Mr. Paparozzi – That's going from that fence that ends just short of the property line and going over to just about the porch. It's 18 feet and a little bit more maybe a couple of inches.

Mr. Duffy – Are there any further comments or questions from the Board?

Mr. Paparozzi – They might want a regular size for their file. I don't know if a regular size has been submitted.

Mr. Duffy – We can make that a provision.

Mr. Schmelz – Chairman one comment.

Mr. Duffy – Certainly.

Mr. Schmelz – The landscaped area came out really nice.

Mr. Duffy asks for a motion to open to the public.

Ms. Murray makes a motion seconded by Mr. Francin to open to the public. All in favor – YES.

Mr. Duffy – Having heard none.

Ms. Murray makes a motion seconded by Ms. Nobile to close to the public. All in favor – YES.

Mr. Duffy makes a motion to approve with one provision that a drawing be submitted that shows the dimensions so they can verify that we have at least 18 feet wide.

Mr. Cialone – Then I'm going to do the standard conditions including complying with Neglia's report.

Mr. Duffy – Yes.

Ms. Murray seconds the motion.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Tokosh, Ms. Nobile, Mr. Francin, Mr. Schmelz, Mr. Duffy – YES.

B.) Anthony & Danielle Scaturro, 494 Steinway Road, Block 702, Lot 2

The Applicant proposes an addition, add-a-level, front porch and deck that do not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

Mr. Cialone confirms the notice is in order and that they may proceed.

Mr. Cialone swears in Anthony Scaturro and he gives his address as 494 Steinway Road Saddle Brook, New Jersey.

Mr. Duffy – Could you walk the Board through your plans and what it is you want to do.

Mr. Scaturro – We're looking to add an addition, add a level, a front porch and a deck.

Mr. Duffy – I'm going to make it very simple so instead of you trying to tell us everything I'm going to let them ask you questions.

Mr. Kurus – In our report we noted with the addition and the expansion it's approximately 1,533 square feet of new impervious coverage. So with that you're required to provide drainage on site to address any increase in runoff. Any questions or issues with that?

Mr. Scaturro – No questions.

Ms. Murray – We met last night and I'm going to ask you what I asked you last night. The survey shows a shed on a concrete pad in the one corner and on your drawings the architect moved it and put it closer to the property line on the other side of the yard. Which is correct?

Mr. Scaturro – He made a mistake on the drawing.

Ms. Murray – So the shed stays exactly where it is. Did he give you a dimension from the shed to the deck that's the one thing we have to make sure of? If it's within 20 feet of the deck you'll just need an additional variance for that otherwise if it's 20 feet you're fine.

Mr. Scaturro – He said he was going to make the adjustments. He didn't provide an update on it yet.

Mr. Cialone – It behooves you to know now whether or not you need a variance because if you leave here and the Building Department determines you need a variance you're coming back and going through the whole process again.

Mr. Scaturro – So I guess can we add the variance?

Mr. Mazzer – Yes.

Ms. Murray – It would be in your best interest because if you're even like 19 and a half feet you still have to. So if you're within 20 feet we can give the variance for that at this point in time and not have to worry about coming back again.

Mr. Scaturro – Okay.

Mr. Cialone – The shed is remaining in the same location as it is shown on the survey.

Mr. Scaturro – Correct.

Mr. Tokosh – I see in the basement you have a laundry, a closet a bath. Is there any intention of making that a separate apartment?

Mr. Scaturro – No.

Mr. Tokosh – You have everything there if you wanted to you can so you're now stating that no one is going to be living down there.

Mr. Scaturro – No.

Mr. Duffy – The garage is an addition right.

Mr. Scaturro – Yes.

Mr. Duffy – So you can enter the house through the garage right if I understand this correctly. In the back right corner of the garage.

Mr. Scaturro – Yes.

Mr. Duffy – Does this door to get into the garage on the right side of the house take you into the basement? On A1 you see the garage in the back corner of the garage there's a door.

Mr. Paparozzi – He shows the door but he doesn't show it on the elevation.

Mr. Duffy – Right that's my question.

Ms. Murray – The garage only enters the house at the first level the basement is accessed through the middle of the house. You can only access the garage from the outside door.

Mr. Paparozzi – The plan shows an outside door but not on the elevation.

Ms. Murray – Right.

Mr. Paparozzi – If there is an outside door it has to be shown.

Mr. Duffy – Right it's got to be shown.

Mr. Paparozzi – I would suggest you don't have a door. It would eliminate the possibility of a basement apartment.

Ms. Murray – The door from the garage does not access the basement directly. The access to the basement is in the center stairs in the middle of the house. They're being moved if you look at the floor plan A1. They go down in the middle of the house. There's no way to get from the garage to the basement without going inside their house on the first floor.

Mr. Scaturro – I believe that's just an outside door that leads into the garage.

Ms. Murray – It's just your architect did not show it on the elevation which is the deceiving part.

Mr. Duffy – Let's dig a little deeper. The proposed basement floor plan shows two sets of stairs. Is the one on the right being removed and then it's only the center which is going to be your way in and out?

Mr. Scaturro – Yes.

Mr. Duffy – I'm just verifying because on his elevation he did call your front elevation Oak Street. Oak Ave he called it. There's a couple of points he has to update on his plans.

Mr. Scaturro – I don't see a side door on the next page of the blueprint by the garage.

Ms. Murray – He has it on the plan he doesn't show it on the elevation.

Mr. Paparozzi – Either way there's a correction. Either he has to show it on the elevation or he has to remove it on A1.

Mr. Duffy – So your choice is remove the door. He still has to make the adjustment on the plan anyway so if you remove the door we have to decide tonight if you want to go forward. Remove the door or add it to the elevation so it stays. There is no entrance you're into the main body of the house so it's not a private entrance to the basement. You have to come all the way to the center of the house in order to go into the basement so that eliminates that issue. It's whether you're going to keep the door or not.

Mr. Scaturro – We're going to remove it.

Mr. Duffy – You're going to remove the door okay.

Mr. Mazzer suggest to keep the door for egress in case of fire.

Mr. Duffy – It's a preference on their part.

Mr. Cialone swears in Danielle Scaturro.

Mrs. Scaturro – I was just saying I know what you're saying about the fire but I feel like less doors it would make me less nervous. I'm thinking ways in the house then getting out of the house so I'd rather not have the door.

Mr. Duffy – It's her vote that counts so the door is gone. Any other comment or questions?

Mr. Paparozzi – Chairman I agree with Ms. Murray to add the variance for the distance between the shed and the deck. The shed that's shown on the architect plans appears much smaller than the one on the survey. Though it does look like it's less than 20 feet but it's hard to join the two drawings when you don't have any dimensions on the shed. So I would include that as a variance as well distance between the structures. That should be another revision by the architect as well.

Mr. Duffy – That's the location of the shed correct Ms. Murray.

Ms. Murray – Yes the existing shed the distance to the new deck needs to be marked and is probably less than 20 feet so it would need a variance.

Mr. Cialone – And the location on the site plan has to be corrected.

Mr. Paparozzi – It's an existing shed but just for the record and it's in the sewer right of way.

Mr. Duffy – You are aware that the shed is in the easement.

Mr. Scaturro – Correct.

Mr. Duffy – Anyone else.

There are no further questions.

Mr. Duffy asks for a motion to open to the public.

Ms. Murray makes a motion seconded by Mr. Tokosh to open to the public. All in favor – YES.

Mr. Duffy – Having heard none.

Ms. Murray makes a motion seconded by Mr. Francin to close to the public. All in favor – YES.

Mr. Duffy makes a motion to approve the application. Let's go over the particulars that have to be satisfied. The plans need to be updated with the removal of the door. The location of the shed needs to be corrected on the plans. The shed needs to be located on the plans correctly with the size and the distance which requires another variance. Minimum combined side yard, maximum building coverage, maximum lot coverage, open front porch setback and then the setback from the accessory coverage.

Mr. Cialone – The minimum single side yard is exacerbated I think by the addition. So they technically need a variance for that.

Mr. Paparozzi – The Building Inspector has it marked accordingly.

Mr. Cialone – Double X is sometimes preexisting.

Mr. Duffy – I checked his note on that preexisting is an X with an asterisk so that's okay. So we have all that covered. Oh and have them fix the front elevation and remove Oak Avenue.

Mr. Cialone – As well as the standard conditions including complying with Neglia's report.

Ms. Murray seconds the motion.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Tokosh, Ms. Nobile, Mr. Francin, Mr. Schmelz, Mr. Duffy – YES.

C.) Artur Myrto, 315 Seventh Street, Block 115, Lot 5

The Applicant proposes a rear and second floor addition & paver driveway that do not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

William Mulder is the attorney for this application. He comes forward with the applicant Mr. Myrto.

Mr. Cialone confirms that the notice is in order for this application and they may proceed.

Mr. Mulder – I'm here on behalf of Mr. Myrto who is going to propose a few variances but an addition to his existing home as well as existing lot coverage. There are a number of preexisting variances so we're really seeking the building coverage variance.

Mr. Cialone swears in Artur Myrto he gives his address as 315 Seventh Street, Saddle Brook, New Jersey.

Mr. Duffy – That's your current residence you live there now?

Mr. Myrto – No not at the moment.

Mr. Duffy – I saw some paperwork that had you in Woodridge.

Mr. Myrto – That's where I live right now.

Mr. Duffy – As a matter of record that should be your address.

Mr. Myrto – Primary residence correct.

Mr. Duffy – Just make it a matter of record.

Mr. Cialone – Just give us the address that you're living at currently.

Mr. Myrto – 549 Ryerson Avenue, Wood-Ridge, New Jersey 07075.

Mr. Duffy - Thank you. Mr. Myrto please tell us what you are looking to do here.

Mr. Myrto – When I bought the house it's very small and second floor bedrooms are very tiny. We just need to raise it up a little bit and make a small addition in the back because it's very small I'm sure you see the plans. Me and my wife have two kids.

Mr. Duffy - Okay. I'm going to open it up to Mr. Kurus.

Mr. Kurus – I guess the porch gets reconstructed and the stairs and the entry on the side they go away.

Mr. Myrto – The porch will stay as it is. We're not going to do anything on the porch.

Mr. Kurus – The side entry that's removed from the plans.

Mr. Myrto – The side right now there is two entrances one by the porch and one in the middle of the house. The one in the middle is going to go away. It's going to be where it is right now on the porch.

Mr. Kurus – The detached garage that all stays right.

Mr. Myrto – Correct.

Mr. Kurus – You had an engineer provide us with a drainage plan it includes some Cultec chambers in the rear yard to address the increase in impervious coverage. How much wider are you making the driveway?

Mr. Myrto – We're not extending the driveway I'm just going to convert it from asphalt to pavers. It's going to be the same exact driveway.

Mr. Kurus – Okay that's all I have.

Mr. Duffy – The basement you made it deeper right.

Mr. Myrto – Yes.

Mr. Duffy – I went there today and I noticed from the back of the house alongside the garage I guess they took all the dirt from inside the basement and put it there.

Mr. Myrto – Correct.

Mr. Duffy – So you raised the elevation of the property.

Mr. Myrto – It's going to go away it's just temporary so I can finish the basement meantime I was waiting for the plans.

Mr. Duffy – Correct me if I'm wrong that changes the drainage issue right?

Mr. Kurus – Correct.

Mr. Duffy – Okay.

Mr. Myrto – That dirt is going to go away. When we open the drainage system in the back I'll have the dumpster remove everything from there. It will be the same as it was before.

Mr. Kurus – The plan just shows putting it back to existing grades.

Mr. Myrto – That's the way it's going to be correct.

Mr. Duffy – The house has an attic right.

Mr. Myrto – Right now no.

Mr. Duffy – Well not now the plans will have an attic.

Mr. Myrto – Yes.

Mr. Duffy – The access to the attic is from the second floor. Is it a stair case?

Mr. Myrto – A staircase.

Mr. Duffy – You have a partial dormer on the top so what's the height of the attic now and it's purpose?

Mr. Myrto – Just for decoration to look good.

Mr. Duffy – On the front elevation you can see the difference on sheet 1.

Mr. Mazzer – It's just for decoration.

Mr. Duffy – It's just decorative?

Mr. Mazzer – It's small it's just for looks.

Mr. Myrto – Just for the look yes.

Mr. Duffy – It's small with a window in it. On the elevation it looks like it goes all the way across.

Ms. Murray – You had an access that was a Bilco door from the outside to the basement.

Mr. Myrto – That is going to be closed.

Ms. Murray – You are not going to have an outside access to the basement.

Mr. Myrto – No.

Ms. Nobile – Is this going to be five bedrooms? I'm looking at the study on the first floor with the closet so is that technically another bedroom?

Mr. Myrto – All the bedrooms are upstairs.

Ms. Nobile – You have it labeled as a study on the first floor with a closet which is a bedroom.

Mr. Myrto – No like a library something like that for the kids to study.

Ms. Nobile – From a technical standpoint it has a closet it's considered a bedroom correct. My question is about the number of bedrooms and the number of cars in the driveway. Is there enough parking for a five bedroom?

Mr. Paparozzi – If you include the garage yes.

Mr. Cialone – Not that this helps but even if there's not a closet as long as it's basically a space that can be occupied safely it can be considered a bedroom even without a closet whether you have the closet or not.

Mr. Myrto – There's a two car garage.

Mr. Paparozzi – You need to add a variance for one side yard. Mr. Ambrogio has it as preexisting but the survey has a one and a half story building it becomes two and a half so it's exacerbated. So the side yard is 4.6 and 5 is the requirement so that becomes an additional variance not a preexisting.

Mr. Duffy – The minimum side yard.

Mr. Paparozzi – Yes single side.

Mr. Duffy – Okay that's not preexisting that's a variance.

There are no further questions.

Mr. Duffy asks for a motion to open to the public.

Ms. Murray makes a motion seconded by Mr. Francin to open to the public. All in favor – YES.

Mr. Cialone swears in Joseph Lentini of 300 President Street.

Mr. Lentini – The only question I have is that the building has been under partial construction for the last two or three months. There's big holes in the building which you were there and to me it brings up a safety thing for the people that live near there. There's a 3foot by 4 foot hole in the side of the building that leads into the basement which is lower than the ground elevation. Any child can walk in there fall and get hurt. That's the only reason I came here tonight.

Mr. Duffy – Okay those are valid concerns. You have a demolition permit.

Mr. Myrto – Yes.

Mr. Duffy – I suggest you put up some type of fencing or something to prevent.

Mr. Myrto – I'll put a fence.

Mr. Duffy asks for a motion to close to the public.

Ms. Murray makes a motion seconded by Mr. Tokosh to close to the public. All in favor – YES.
Mr. Paparozzi – Mr. Ambrogio has the maximum lot coverage as preexisting that is not the case. It's also a variance. He has it marked as preexisting so you have actually 3 variances and 3 preexisting variances.
Mr. Duffy – So we need a calculation on that maximum lot coverage right.
Mr. Paparozzi – He has it he just marked it incorrectly.
Mr. Duffy – Okay. The 3 preexisting are minimum lot size, minimum lot coverage, minimum front yard. Then the minimum single side yard is a new variance the maximum building coverage is a new variance and the maximum lot coverage is a new variance.
Mr. Paparozzi – Yes.
Mr. Duffy – The parking spaces is fine with what may be five bedrooms.
Mr. Paparozzi – Five bedrooms would require 3 spaces.
There are no further questions.
Mr. Duffy makes a motion to approve the application with the following variances minimum single side yard 4.6 feet, the maximum building coverage proposed 33.8%, maximum lot coverage 48.5%. The 3 preexisting are minimum lot size, minimum lot frontage and minimum front yard.
Mr. Cialone – They are not being exacerbated.
Mr. Duffy – Correct.
Mr. Cialone – Are there any conditions besides the standard conditions that include complying with Neglia's report?
Mr. Duffy – No but I would make sure that we include that the owner did stipulate that the earth that was taken out of the basement is going to be removed and the natural elevation that was there before will be upheld.
Ms. Murray seconds the motion.
Roll call - Ms. Murray, Mr. Mazzer, Mr. Tokosh, Ms. Nobile, Mr. Francin, Mr. Schmelz, Mr. Duffy – YES.

6. RESOLUTIONS

- A.) Approval 230 Market Street, LLC, 226-230 Market Street, Block 514, Lot 1
- B.) Approval Saddle Brook SG West, LLC, 275-323 North Midland Avenue, Blocks 1201 & 1202, Lot 1 & 2 and Block 1202, Lots 30-32, 32.01, 33-35

Ms. Murray makes a motion seconded by Mr. Francin to approve the resolutions.
Roll call - Ms. Murray, Mr. Mazzer, Mr. Tokosh, Ms. Nobile, Mr. Francin, Mr. Duffy – YES.

7. MINUTES

Meeting of July 6, 2026 Regular Meeting

Ms. Murray makes a motion seconded by Mr. Francin to read and file. All in favor – YES.

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 3/02/26 (315 Seventh Street)
Anthony Kurus to the Zoning Board of Adjustment, 3/02/26 Revised 5/14/26 (315 Seventh Street)
Anthony Kurus to the Zoning Board of Adjustment, 6/09/26 (494 Steinway Road)
Anthony Kurus to the Zoning Board of Adjustment, 6/10/26 (28 Danna Way)

Ms. Murray makes a motion seconded by Mr. Francin to read and file. All in favor – YES.

9. VOUCHERS

Neglia Engineering Assoc., 7/09/26, Ready Spaces, 575 N. Midland Ave., Blk 1701, Lot 1.02 \$370.50
Neglia Engineering Assoc., 7/09/26, Saddle Brook SG West, LLC, 275-323 North Midland Avenue, Block 1201, Lot 1 \$472.00
Neglia Engineering Assoc., 7/09/26, 230 Market St., LLC, 226 Market St., Block 514, Lot 1 \$247.00
Neglia Engineering Assoc., 7/09/26, Leone, 522 Saddle River Rd., Block 1309, Lot 6.01 \$896.25
Birchwale Pellino & Cialone, LLC, 7/08/26, Second Quarter 2026 Retainer \$875.00
Birchwale Pellino & Cialone, LLC, 7/16/26, 230 Market St., LLC, 226 Market St., Block 514, Lot 1 \$1,275.00
Birchwale Pellino & Cialone, LLC, 7/24/26, Saddle Brook SG West, LLC, 275-323 North Midland Avenue, Block 1201, Lot 1 \$1,125.00
Paparozzi Associates Inc., 7/13/26, Saddle Brook SG West, LLC, 275-323 North Midland Avenue, Block 1201, Lot 1 \$793.00
Paparozzi Associates Inc., 7/13/26, 230 Market St., LLC, 226 Market St., Block 514, Lot 1 \$50.00
Paparozzi Associates Inc., 7/13/26, Leone, 522 Saddle River Rd., Block 1309, Lot 6.01 \$720.00
Return of Unused Escrow, Stephen Wiessner, 31 Cogher Street, Block 515, Lot 9 \$55.87

Ms. Murray makes a motion seconded by Mr. Francin to pay if the funds are available. All in favor – YES.

10. OPEN AND CLOSE MEETING TO THE PUBLIC

Ms. Murray makes a motion seconded by Mr. Tokosh to open to the public. All in favor – YES.

Mr. Duffy – Having heard none.

Ms. Murray makes a motion seconded by Mr. Tokosh to close to the public. All in favor – YES.

11. ADJOURN

Ms. Murray makes a motion seconded by Mr. Francin to adjourn. All in favor – YES.

Meeting adjourned at 7:54 pm.

Respectfully submitted,
Frank Barrale