TOWNSHIP OF SADDLE BROOK
PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, September 21, 2026 at 7:00 p.m.

1. FLAG SALUTE

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

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. NEW BUSINESS
Preliminary and Final Site Plan Application
Saddle Brook SG East, LLC
280 North Midland Ave. Unit O-1, Block 1202, Lots 34 & 35
Matthew Gilson, attorney for the applicant came forward.
Mr. Gilson- This is part of Zuckerberg Industrial Park. We're looking to change the way the sites loads. Currently, the loading occurs mostly on North Midland. We are proposing to put that in the private right-of-way instead. It has triggered some variances.
Mr. Cialone – The applicant's name is shown two different ways: one with "east" in it and the other without "east" in it.
Mr. Gilson – It should be Saddle Brook SG East, LLC.
Mr. Cialone – For the record, the applicant has provided proof of notice in accordance with the NJ law and the Board does have jurisdiction to hear tonight's application.
Josh Seawald, engineer and planner for the applicant, was sworn in.
A colorized version of the Site Plan, dated 09/21/26 was marked Exhibit A-1.
Mr. Seawald – The property is about 3.6 uniquely shaped acres, located in the Industrial Zone. It's part of the overall Zuckerberg Industrial Park. There is an existing 30,000 square foot building with two loading docks and a rollup door. There is currently no tenant. The applicant is trying to bring in a tenant. Essentially, what the potential tenants and brokers are telling them is they would like a more formal and modern truck court, which is common with warehouses today. We can't put a truck court on the North Midland Ave. side of the building, so we're proposing two traditional dock courts on the south side of the building, facing the internal private property so that when larger trucks come in, they can maneuver on private property, out of the public right of way. Because there is some existing parking there, we're reconfiguring that parking. There are 7 parking spaces up front, along North Midland Ave. We're restriping them to be ADA compliant. Even though the parking spots have been there all along, technically, because we're touching it, a new parking in front yard variance is triggered. With the new loading we are providing on the south side of the building, we are restriping a little more of the parking lot to make it comply with the underlying zoning ordinance. The feedback from potential tenants is that we can't rent a 30,000 square foot building with a dock door that can only accommodate box trucks. We're looking for a couple of dock doors to handle an articulating tractor-trailer. The best spot is to put them on the south side, where we can accommodate their maneuvers safely and still be able to provide the number of parking spaces that we have, in accordance

with the ordinances. Regarding the board planner's comments about refuse and recycling, there is nothing proposed at this time, simply because we don't have a tenant. The future tenant may have a compactor, a dumpster or they may store it inside the building. Once we have a tenant, we'll have more detail on what we'll be doing. The planner called out a possible parking variance. The applicant proposes 59 spaces, in accordance with your ordinance. He also listed, loading in the front yard. The south side right of way, Northern Boulevard, is a private access aisle, so I don't believe that we would need that variance, as it is not a front yard. The only variance is for parking in the front yard, because of the restriping of the parking on the North Midland Ave. side. As far as the Neglia Engineering report, either the items mentioned will be addressed this evening or, should the board vote favorably, in a resolution compliance memo.
Mr. Kurus – What's happening with the existing load zone on Midland Ave.? Are you keeping it?
Mr. Seawald – Yes. We just want to utilize the two new ones for tractor-trailers.
Mr. Kurus – So that would be an existing nonconformity?
Mr. Seawald – Correct.
Mr. Hickey – The new door is going to take away two spaces?
Mr. Seawald – Yes. We relocated the ADA spaces to the area by the front door. Then on the east side, we centered the existing row of parking for a total of 59 spaces. We have extra real estate on the northwest side so we can extend the striping there to be compliant.
Mr. Compitello – So there would be a 53' tractor trailer going into there?
Mr. Seawald – Correct. It could accommodate it.
Mr. Ambrogio – You said you're going to keep the loading dock on Midland, but are you going to use it?
Mr. Seawald – The depth from the door to the street can only accommodate a box truck or SU40 or SU30, but the applicant doesn't want to close it down.
Mr. Hickey – Did prior tenants have tractor-trailers back into the front?
Mr. Seawald – I can't confirm what a prior tenant may have done.
Mr. Camporeale - Should we limit the front dock to smaller trucks/box trucks?
Mr. Seawald – We can put signs limiting the size near the rollup doors.

Councilman Gierek made a motion; seconded by Mr. Browne to open the meeting to the public.
All in Favor - YES
No public participation.
Mr. Browne made a motion; seconded by Councilman Gierek to close the meeting to the public.
All in Favor – YES
Mr. Compitello – We have a comment from Neglia Engineering about architectural comments.
Mr. Cialone – Compliance with Neglia's letter will be part of the standard conditions of approval.
Mr. Ambrogio – As far as the recycling and trash bin, will they have to come back to the board for that or will it be at the discretion of the board engineer?
Board members agreed that this should go through the board engineer.
Mr. Ambrogio – Would you have to lose parking to do it?
Mr. Seawald – I think we have enough real estate that we can place a small 4-yard dumpster. We have enough parking even if we lose one space because only 37 spaces are required.
Mr. Cialone – The conditions listed are: 1.) install of signage adjacent to the existing loading area, limiting the size of the trucks that can load/unload there; 2.) refuse and recycling location will be subject to reasonable approval of the board engineer and, 3.) standards conditions, including compliance to the Neglia report, compliance with any other applicable approvals needed, subject to compliance with all applicable laws, as well as establishment of escrows and payment for the professionals.
Mr. Hickey – Will there be additional lighting?

Mr. Seawald - There will probably be a small wall pack over the dock door, facing down.
Mr. Cialone – We'll condition any additional lighting subject to the township's lighting ordinance.

Mr. Hickey made a motion; seconded by Mr. Browne to approve the application with the conditions as listed by Mr. Cialone. VOTE: Mr. Ambrogio**,** Mr. Browne, Mr. Compitello, Mr. Hickey, Mr. LaGuardia, Councilman Gierek, Mayor White and Mr. Camporeale – YES

APPLICATION APPROVED

5. MINUTES
Mr. Browne made a motion; seconded by Mr. Hickey to adopt the minutes of the August 17, 2026 meeting. VOTE: All in Favor – YES

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

7. VOUCHERS
Mr. Camporeale made a motion; seconded by Mr. Browne to pay the following vouchers, provided funds are available:
Neglia Engineering Associates, 08/07/26, Walmart, $123.50
Neglia Group, 08/07/26, F.W. Webb Company, $494
All in Favor - YES

9. OPEN AND CLOSE THE MEETING TO THE PUBLIC
Mr. Browne made a motion; seconded by Mr. Camporeale to open the meeting to the public.
All in Favor – YES
No public participation.
Mr. Camporeale made a motion; seconded by Mayor White to close the meeting to the public.
All in Favor - YES

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

Meeting adjourned 7:37 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary