

**TOWNSHIP OF SADDLE BROOK**  
**ZONING BOARD OF ADJUSTMENT AGENDA**  
**April 5, 2021 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday April 5, 2021 at **(The Saddle Brook Senior Center)**

**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**

**5. NEW BUSINESS**

**A.) Ronny Pena, 82 Kuhn Drive, Block 1204, Lot 8**

Applicant requests to construct a 6-foot privacy fence in the front yard (corner lot) in noncompliance with Municipal Code #898, Section 206.

**B.) Michele McDonald, 270 Nedellec Drive, Block 1408, Lot 10**

Applicant requests a proposed add-a-level, and front vestibule addition in noncompliance with Municipal Code #898, Section 206.

**C.) Kathleen & Raymond Humbert, 61 Ackerman Avenue, Block 606, Lot 22**

Applicant requests a rear addition in noncompliance with Municipal Code #898, Section 206.

**D.) Jason & Jelenia Staine, 47 William Street, Block 522, Lot 3**

Applicant requests a proposed garage addition, add-a-level, and front porch extension in noncompliance with Municipal Code #898, Section 206.

**E.) McDonald's Restaurant, 189 Route 46, Block 123, Lot 1 & 1.01, and Block 120, Lot 1**

The Applicant is proposing to install a double, side-by side drive-thru lane along with ancillary site improvements consisting of concrete pads in both drive-thru lanes, a dividing island between the two lanes, a dual gateway clearance bar/pole within the drive thru island, and overhead canopy for the new lanes and two new menu boards with the new lane. The previously-approved menu boards and overhead canopy are being relocated and the gateway clearance bar is being eliminated as per the plans provided in noncompliance with Municipal Code #898, Section 206.

**6. RESOLUTIONS**

A.) Approval for Anderson Rosario, 300 Grace Avenue, Block 411, Lot 3

B.) Approval for 124-128 Market Street, LLC, 124-128 Market Street, Block 614, Lot 1

## **7. MINUTES**

Meeting of March 1, 2021 Regular Meeting

## **8. COMMUNICATIONS**

Anthony Kurus to the Zoning Board, 2/08/21  
Anthony Kurus to the Zoning Board, 2/08/21  
Anthony Kurus to the Zoning Board, 2/26/21  
Anthony Kurus to the Zoning Board, 3/02/21  
Anthony Kurus to the Zoning Board, 3/05/21  
Gary Paparozzi to the Zoning Board, 3/13/21

## **9. VOUCHERS**

Return of Unused Escrow, Mark & Tracy Nafash, 31 Strathmore Terrace, Block 1808, Lot 24 \$21.43  
Return of Unused Escrow, Alan & Nicole Costa, 1 Leonhardt Drive, Block 1402, Lot 5 \$84.93  
Return of Unused Escrow, Sebastian Tyburski, 280 Evans Place, Block 1713, Lot 1 \$100.86  
Return of Unused Escrow, Jayesh Patel, 55 Strathmore Terrace, Block 1808, Lot 30 \$39.43  
Return of Unused Escrow, Kanwar Abdul, 440 North Midland Avenue, Block 1402, Lot 51 \$1537.10  
Paparozzi Associates Inc., 2/10/21, Midland Commons 2, Van Bussum Ave, Blk 402, Lots 1-5 \$540  
Paparozzi Associates Inc., 2/09/21, 124-128 Market St, LLC, 124-128 Market St, Blk 614, Lot 1 \$236.25  
Paparozzi Associates Inc., 3/17/21, 124-128 Market St, LLC, 124-128 Market St, Blk 614, Lot 1 \$67.50  
Paparozzi Associates Inc., 3/17/21, Midland Commons 2, Van Bussum Ave, Blk 402, Lots 1-5 \$118.12  
Paparozzi Associates Inc., 3/17/21, McDonald's Corp, 189 Route 46, Block 120, Lot 1 \$270  
Basile Birchwale & Pellino, 2/01/21, Castro, 301 Floral Lane, Block 1716, Lot 19 \$250  
Basile Birchwale & Pellino, 2/01/21, RPM Hospitality Group, 129 Pehle Ave, Blk 1311, Lot 36 \$1187.50  
Neglia Engineering Assoc., 2/11/21, 124-128 Market St, LLC, 124-128 Market St, Block 614, Lot 1 \$925  
Neglia Engineering Assoc., 2/11/21, Midland Commons 2, Van Bussum Ave, Blk 402, Lots 1-5 \$1372.50  
Neglia Engineering Assoc., 2/11/21, McDonald's Corp, 189 Route 46, Block 120, Lot 1 \$837.50  
Neglia Engineering Assoc., 3/15/21, McDonald's Corp, 189 Route 46, Block 120, Lot 1 \$1392.50  
Neglia Engineering Assoc., 3/15/21, CDR Realty, 435 President Street, Block 120, Lot 23 \$1162.50  
Neglia Engineering Assoc., 3/15/21, Ronny Pena, 82 Kuhn Drive, Block 1204, Lot 8 \$92.50  
Neglia Engineering Assoc., 3/15/21, Humbert, 61 Ackerman Avenue, Block 606, Lot 22 \$92.50

## **10. OPEN AND CLOSE MEETING TO THE PUBLIC**

## **11. ADJOURN**