

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
December 6, 2021 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday December 6, 2021 at **(Town Hall 93 Market 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

5. NEW BUSINESS

A.) 40 Bella Vista Avenue, LLC, 7 Welcome Road, Block 502, Lot 2

Applicant requests an add-a-level that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today and it would be an expansion of a pre-existing, nonconforming structure in the B-2 (Secondary Business) zone.

B.) Curcio Realty, LLC, 156 Midland Avenue, Block 403, Lot 9

Applicant requests to convert six existing single-room occupancy units on the 2nd floor into 2 one-bedroom units in noncompliance with Township Code, Section 206, Schedule I, Attachment I, Schedule I, Part I.

C.) Fifth Street Associates, LLC, 77 North Fifth Street, Block 405, Lot 3

Applicant requests to construct a self-storage facility which is not a permitted use according to the zoning ordinance for the Township of Saddle Brook, as it exists today. The applicant is not seeking site plan approval at this time.

6. RESOLUTIONS

A.) Approval for Curcio Realty II, LLC, 416 Lanza Avenue, Block 403, Lot 8

7. MINUTES

Meeting of November 1, 2021 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board, 10/29/21

Anthony Kurus to the Zoning Board, 10/29/21

Gary Paparozzi to the Zoning Board, 10/31/21

Gary Paparozzi to the Zoning Board, 11/20/21

Stephen F. Pellino to Charles Sarlo, 11/02/21

Charles Sarlo to the Zoning Board acknowledging Mr. Pellino's correspondence, 11/04/21

9. VOUCHERS

Neglia Engineering Assoc., 11/08/21, Sita & Sons, 214-216 N. Midland, Block 101, Lot 3 \$210
Neglia Engineering Assoc., 11/08/21, Chefler Foods, 400 Lyster Avenue, Block 1009, Lot 9 \$370
Neglia Engineering Assoc., 11/08/21, 40 Bella Vista Ave, LLC, 7 Welcome Rd, Block 502, Lot 2 \$140
Neglia Engineering Assoc., 11/08/21, Fifth Street Assoc., LLC, 77 N. Fifth St., Block 405, Lot 3 \$557.50
Basile Birchwale & Pellino, 11/01/21, Chefler Foods, 400 Lyster Avenue, Block 1009, Lot 9 \$250
Basile Birchwale & Pellino, 11/01/21, Scaduto, 177 Wilson Street, Block 1703, Lot 24 \$250
Basile Birchwale & Pellino, 11/01/21, Breonte, 126 Nedellec Drive, Block 1511, Lot 2 \$250
Basile Birchwale & Pellino, 11/01/21, Fiore, 148 Platt Avenue, Block 506, Lot 3 \$250
Basile Birchwale & Pellino, 11/01/21, Sheppard, 34 Welcome Road, Block 503, Lot 4 \$250
Return of Unused Escrow, 11/01/21, J.J. Outdoors, LLC, 326 Route 46, Block 118, Lots 2 & 3 \$3243.84

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN