

**TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
February 7, 2022 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday February 7, 2022 at **(Saddle Brook 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.) 279 President St. Saddle Brook Condo Association, 279 & 283 President Street, Block 105, Lot 11.01

Applicant requests to build two rear 13'x13' decks with stairs that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

B.) Chefler Foods, LLC, 400 Lyster Avenue, Block 1009, Lot 9

Applicant requests to use the rear/east side of the property for truck parking with exterior improvements consisting of new timber curbing, gravel paving and landscaping. (Applicant was carried from the October 4th meeting and has asked to be adjourned until the February 7, 2022 meeting due to a scheduling conflict).

6. RESOLUTIONS

- A.) Approval for Usman Ahmed, 298 Nedellec Drive, Block 1408, Lot 3
- B.) Approval for Lucy Cinquegrana, 73 Jamros Terrace, Block 1302, Lot 2
- C.) Approval for Hufscape II, LLC, 326 Route 46 & 331 Tenth Street, Block 118, Lots 2 & 3
- D.) Appointing Chairperson
- E.) Appointing Vice Chairman
- F.) Appointing Secretary
- G.) Regarding Compensation of Professionals
- H.) Authorizing Contract with Board Attorney
- I.) Authorizing Contract with Board Engineer
- J.) Authorizing Contract with Board Planner
- K.) Regarding Completeness Determinations
- I.) Designating Official Newspaper
- M.) Authorizing Meeting Schedule for 2022

7. MINUTES

Meeting of January 10, 2022 Reorganization Meeting
Meeting of January 10, 2022 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board, 1/24/22
Stephen Pellino to Charles Sarlo, 1/12/22

9. VOUCHERS

Basile Birchwale & Pellino, 1/03/22, 5th Street Associates, 77 N. Fifth Street, Block 405, Lot 3 \$812.50
Basile Birchwale & Pellino, 1/03/22, Curcio Realty, LLC, 156 Midland Avenue, Block 403, Lot 9 \$625
Basile Birchwale & Pellino, 1/03/22, 40 Bella Vista Ave, LLC, 7 Welcome Rd, Block 502, Lot 2 \$562.50
Neglia Engineering Assoc., 1/14/22, Cinquegrana, 73 Jamros Terrace, Block 1302, Lot 2 \$180
Neglia Engineering Assoc., 1/14/22, 5th Street Assoc., LLC, 77 N. Fifth St, Block 405, Lot 3 \$1457.50
Neglia Engineering Assoc., 1/14/22, Ahmed, 298 Nedellec Drive, Block 1480, Lot 3 \$180
Return of Unused Escrow, 1/13/22, Staine, 47 William Street, Block 522, Lot 3, \$78.90
Return of Unused Escrow, 1/13/22, Pena, 82 Kuhn Drive, Block 1204, Lot 8, \$78.90
Return of Unused Escrow, 1/13/22, McDonald, 270 Nedellec Drive, Block 1408, Lot 10, \$78.90
Return of Unused Escrow, 1/13/22, Rocco, 393 Victor Street, Block 709, Lot 17, \$97.97
Return of Unused Escrow, 1/13/22, Rosario, 300 Grace Avenue, Block 411, Lot 3, \$31
Return of Unused Escrow, 1/13/22, Bennett, 129 Cambridge Avenue, Block 1506, Lot 28, \$18.70

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN