

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
January 10, 2022 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday January 10, 2022 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.) 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). **See letter enclosed.**

B.) Usman Ahmed, 298 Nedellec Drive, Block 1408, Lot 3

Applicant requests an interior renovation and driveway expansion to convert an existing 1-family house to a 2-family house in an R-B (Two Family) Zone that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

C.) Thomas & Lucy Cinquegrana, 73 Jamros Terrace, Block 1302, Lot 2

Applicant requests a 14 foot by 30 foot in ground pool with a patio extension and walks around the pool that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

D.) Hufscape II, LLC, 326 Route/331 Tenth Street, Block 118, Lots 2 & 3

Applicant requests contractor offices and outside equipment and material storage that is not a permitted use and does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

6. RESOLUTIONS

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

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

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

7. MINUTES

Meeting of December 6, 2021 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board, 11/24/21
Anthony Kurus to the Zoning Board, 12/01/21
Anthony Kurus to the Zoning Board, 12/03/21
Charles H. Sarlo to the Zoning Board, 12/17/21
Frank Barrale to the Zoning Board, 12/26/21
Michael Seitz Fire Official to the Zoning Board 12/30/21

9. VOUCHERS

Neglia Engineering Assoc., 12/16/21, Sita & Sons, 214-216 N. Midland, Block 101, Lot 3 \$185
Neglia Engineering Assoc., 12/16/21, Hufscape II, LLC, 326 Route 46, Block 118, Lots 2 & 3 \$1080
Neglia Engineering Assoc., 12/16/21, Curcio Realty, LLC, 156 Midland Avenue, Block 403, Lot 9 \$90
Neglia Engineering Assoc., 12/16/21, Curcio Realty II, LLC, 416 Lanza Ave., Block 403, Lot 8 \$90
Neglia Engineering Assoc., 12/16/21, RPM Hospitality Group, 129 Pehle Ave, Blk 1311, Lot 36 \$180
Neglia Engineering Assoc., 12/16/21, Midland Commons II, Van Bussum Ave, Blk 402, Lots 1-5 \$360
Neglia Engineering Assoc., 12/16/21, C.D.R. Realty, LLC, 435 President St., Block 120, Lot 23 \$350
Basile Birchwale & Pellino, 12/01/21, Curcio Realty, LLC, 156 Midland Avenue, Block 403, Lot 9 \$375
Basile Birchwale & Pellino, 12/01/21, Curcio Realty II, LLC, 416 Lanza Avenue, Block 403, Lot 8 \$1000
Basile Birchwale & Pellino, 12/01/21, Chefler Foods, 400 Lyster Avenue, Block 1009, Lot 9 \$125
Paparozzi Associates Inc., 12/09/21, Curcio Realty, LLC, 156 Midland Ave., Block 403, Lot 9 \$101.25
Paparozzi Associates Inc., 12/09/21, 5th Street Associates, 77 N. Fifth Street, Block 405, Lot 3 \$607.50
Paparozzi Associates Inc., 12/09/21, 40 Bella Vista Ave., LLC, 7 Welcome Rd., Block 502, Lot 2 \$326
Return of Unused Escrow, 12/22/21, Glen Cannici, 41 Woodward Street, Block 615, Lot 13 \$97.50

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN