

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
May 2, 2022 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday May 2, 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.) Perry Festa & Karen Nobile, 186 Colonial Avenue, Block 1202, Lot 19

Applicant requests an eight-foot privacy fence in the rear yard that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

B.) 5th Street Associates, LLC, 77 North Fifth Street, Block 405, Lot 3

Applicant requests to build a self-storage facility that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today. (Application was heard at the April 4, 2022 meeting and was carried without notice).

C.) BT-Newyo, LLC, 280 North Midland Avenue, Block 1202, Lots 27-29

Applicant is appealing the Zoning Officer's Determination.

D.) 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 first heard at the October 4, 2021 meeting and was carried to the February 7, 2022 meeting. It was carried again to the April 4, 2022 meeting due to a scheduling conflict and asked to be carried to the May 2, 2022).

6. RESOLUTIONS

A.) Approval for Jungah Kim, 93 Graham Terrace, Block 1513, Lot 45

B.) Approval for Shawn Schimenti, 584 Elm Avenue, Block 1708, Lot 18

7. MINUTES

Meeting of April 4, 2022 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board, 4/04/22

Stuart J. Lieberman to Anthony Ambrogio & Stephen F. Pellino, 2/18/22

Stuart J. Lieberman to Anthony Ambrogio & the Zoning Board with Attachment A, 3/11/22

Craig M. Gianetti to the Zoning Board, 3/16/22

Craig M. Gianetti to the Zoning Board, 3/28/22

Stephen F. Pellino to Bruce E. Whitaker, 4/06/22

Stephen F. Pellino to Richard G. Arango, 4/06/22

Stephen F. Pellino to EPA Attention: Kate Anderson, 4/13/22

9. VOUCHERS

Basile Birchwale & Pellino, 4/01/22, Darwin Betancur, 10 Sterling Place, Block 906, Lot 6 \$250

Basile Birchwale & Pellino, 4/01/22, Abel & Maria Dacunha, 353 Capitol Street, Block 102, Lot 11 \$250

Basile Birchwale & Pellino, 4/01/22, Russell Kelley, 275 President Street, Block 105, Lot 10.01 \$250

Basile Birchwale & Pellino, 4/01/22, BT-Newyo, LLC, 280 N. Midland Ave, Blk 1202, Lot 27-29 \$593.75

Return of Unused Escrow, 4/20/22, Karen Vermilyea, 592 Elm Avenue, Block 1708, Lot 20 \$157

Return of Unused Escrow, 4/20/22, Victor L. Olivetti, 594 Saddle River Rd., Block 511, Lot 13 \$395.85

Return of Unused Escrow, 4/20/22, New Horizon Develops, 166-170 Midland Ave., Block 403, Lots 12 & 16 \$470.20

Return of Unused Escrow, 4/20/22, Giuseppe DiFulco, 505 N. Midland Ave., Block 1717, Lot 3 \$122.37

Return of Unused Escrow, 4/20/22, SS Zava, LLC, 270 Market Street, Block 512, Lot 2 \$2793.75

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN