

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
October 3, 2022 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday October 3, 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.) Robert & Theresa West, 514 Saddle River Road, Block 1309, Lot 4

Applicant requests an interpretation of Zoning Ordinance 206-76 "Cessation of Operation" from the Zoning Board of Adjustment as it pertains to this mixed use property.

B.) Tomasz Makowski, 266 Third Street, Block 107, Lot 18

Applicant requests a driveway expansion that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

C.) William Gorgone, 94 Kuhn Drive, Block 1204, Lot 11

Applicant requests a rear addition, deck & second story addition that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

D.) Budz Prime, LLC, 249 Route 46, Block 120, Lot 5

Applicant is proposing a class 1 adult use cannabis cultivation facility and a class 5 adult use cannabis retail facility, which would be separate from each other with no interior connection and 2 separate outdoor entrances and does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today. **(This application was carried from the September 12, 2022 Zoning Board Meeting without further notice.)**

6. RESOLUTIONS

A.) Approval for Tracey Hart, 75 Wilson Street, Block 1801, Lot 13

B.) Approval for Marjorie Miller, 110 Graham Terrace, Block 1509, Lot 8

C.) Approval for Chefler Foods, LLC, 400 Lyster Avenue, Block 1009, Lot 9

7. MINUTES

Meeting of September 12, 2022 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board, 9/02/22 (266 Third Street)

Anthony Kurus to the Zoning Board, 9/02/22 (94 Kuhn Drive)

9. VOUCHERS

Neglia Engineering Assoc., 9/12/22, Ready Spaces, 575 N. Midland Ave., Block 1701, Lot 1.02 \$285
Neglia Engineering Assoc., 9/12/22, Makowka, 458 N. Midland Avenue, Block 1402, Lot 53 \$92.50
Neglia Engineering Assoc., 9/12/22, Budz Prime, 243-253 Route 46, Block 120, Lot 5 \$388
Neglia Engineering Assoc., 9/12/22, Hufscape II, LLC, 326 Rt. 46/331 10th St, Blk 118, Lots 2&3 \$1030
Neglia Engineering Assoc., 9/12/22, Carrols Restaurant, 439 Market St, Blk 705, Lots 24-26 \$1797.50
Neglia Engineering Assoc., 9/12/22, Gorgone, 94 Kuhn Drive, Block 1204, Lot 11 \$99

10. OPEN AND CLOSE MEETING TO THE PUBLIC**11. ADJOURN**