

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
September 12, 2022 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday September 12, 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.) Tracey Hart, 75 Wilson Street, Block 1801, Lot 13

Applicant requests a rear first floor and garage and second floor additions with driveway extension, patio and walks that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

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

Applicant requests a 15' x 30' in ground pool with associated pavers that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

C.) 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 meeting. It was carried again to the June 6, 2022 meeting because the time ran out. It was carried again to the July 11, 2022 meeting because the applicant wanted a full Board present to vote on the application, the applicant again requested to be carried to the September 12, 2022 meeting because they were waiting for an OPRA request to be answered). The Board agreed to carry the application with notice.

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.

6. RESOLUTIONS

A.) Approval for Jean Makowka, 458 North Midland Avenue, Block 1402, Lot 53

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

C.) Approval for Ready Spaces Management, LLC, 575 North Midland Avenue, Block 1701, Lot 1.02

7. MINUTES

Meeting of August 1, 2022 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board, 6/17/22 (75 Wilson Street)
Anthony Kurus to the Zoning Board, 7/19/22 Revised (75 Wilson Street)
Anthony Kurus to the Zoning Board, 6/17/22 (110 Graham Terrace)
Anthony Kurus to the Zoning Board, 7/27/22 (243-253 Route 46)
Anthony Kurus to the Zoning Board, 8/18/22 Revised (243-253 Route 46)
Anthony Kurus to the Zoning Board, 9/02/22 Revised (243-253 Route 46)

9. VOUCHERS

Basile Birchwale & Pellino, 8/01/22, Budz Prime, 249 Route 46, Block 102, Lot 5 \$875
Basile Birchwale & Pellino, 8/01/22, BT-Newyo, LLC, 280 N. Midland Ave, Blk 1202, Lots 27-29 \$1000
Basile Birchwale & Pellino, 8/01/22, BT-Newyo, LLC, 280 N. Midland Ave, Blk 1202, Lots 27-29 \$625
Basile Birchwale & Pellino, 9/01/22, Todd & Dana Minimi, 524 Steinway Road, Block 702, Lot 3 \$250
Basile Birchwale & Pellino, 9/01/22, Jean Makowka, 458 N. Midland Avenue, Block 1402, Lot 53 \$250
Neglia Engineering Assoc., 8/18/22, Ready Spaces, 575 N. Midland Ave., Block 1701, Lot 1.02 \$285.56
Neglia Engineering Assoc., 8/18/22, Curcio Realty, 156 Midland Avenue, Block 403, Lot 9 \$175
Neglia Engineering Assoc., 8/18/22, Budz Prime, 243-253 Route 46, Block 120, Lot 5 \$1025
Paparozzi Associates Inc., 8/02/22, Jean Makowka, 458 N. Midland Ave., Block 1402, Lot 53 \$438.75
Paparozzi Associates Inc., 8/02/22, Budz Prime, LLC, 249 Route 46, Block 120, Lot 5 \$675
Paparozzi Associates Inc., 8/02/22, Ready Spaces, 575 N. Midland Ave., Blk 1701, Lot 1.02 \$807.50
Return of Unused Escrow, 7/26/22, Roszkowski, 9 Youngs Place, Block 1810, Lot 17 \$1932.67

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN