

# **TOWNSHIP OF SADDLE BROOK**

## **ZONING BOARD OF ADJUSTMENT AGENDA**

### **November 7, 2022 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday November 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.) Monzer Khalil, 279 John Ochs Drive, Block 1403, Lot 35**

Applicant requests a 14' by 26' deck with a roof over it that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

**B.) Domenico Galluzzo, 576 Spruce Avenue, Block 1705, Lot 12**

Applicant requests a 14' by 24' in ground pool that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

**C.) Nicholas Senedkuk, 78 Kuhn Drive, Block 1302, Lot 43**

Applicant requests a rear and 2<sup>nd</sup> floor 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 Meeting to the October 3, 2022 Zoning Board Meeting and carried again to this meeting without further notice.)**

#### **6. RESOLUTIONS**

- A.) Approval for Robert & Theresa West, 514 Saddle River Road, Block 1309, Lot 4
- B.) Approval for Tomasz & Katarzyna Makowski, 266 Third Street, Block 107, Lot 18
- C.) Approval for William & Suzanne Gorgone, 94 Kuhn Drive, Block 1204, Lot 11
- D.) Approval for Chefler Foods, LLC, 400 Lyster Avenue, Block 1009, Lot 9

#### **7. MINUTES**

Meeting of October 3, 2022 Regular Meeting

## **8. COMMUNICATIONS**

Anthony Kurus to the Zoning Board, 6/30/22 (576 Spruce Avenue)

Anthony Kurus to the Zoning Board, 9/02/22 (78 Kuhn Drive)

Anthony Kurus to the Zoning Board, 10/14/22 (279 John Ochs Drive)

## **9. VOUCHERS**

Basile Birchwale & Pellino, 10/03/22, Tracey Hart, 75 Wilson Street, Block 1801, Lot 13 \$250

Basile Birchwale & Pellino, 10/03/22, Marjorie Miller, 110 Graham Terrace, Block 1509, Lot 8 \$250

Basile Birchwale & Pellino, 10/03/22, Budz Prime, 249 Route 46, Block 102, Lot 5 \$250

Basile Birchwale & Pellino, 10/03/22, Chefler Foods, 400 Lyster Avenue, Block 1009, Lot 9 \$937.50

Neglia Engineering Assoc., 10/11/22, Chefler Foods, 400 Lyster Avenue, Block 1009, Lot 9 \$277.50

Neglia Engineering Assoc., 10/11/22, Senedzuk, 78 Kuhn Drive, Block 1302, Lot 43 \$150

Neglia Engineering Assoc., 10/11/22, Budz Prime, 243-253 Route 46, Block 120, Lot 5 \$747.50

Neglia Engineering Assoc., 10/11/22, Makowski, 266 Third Street, Block 107, Lot 18 \$150

Neglia Engineering Assoc., 10/11/22, Logerfo, 20 Miller Street, Block 517, Lot 11 \$150

Neglia Engineering Assoc., 10/11/22, Gorgone, 94 Kuhn Drive, Block 1204, Lot 11 \$75

Paparozzi Associates Inc., 10/05/22, Budz Prime, LLC, 249 Route 46, Block 120, Lot 5 \$1187.50

## **10. OPEN AND CLOSE MEETING TO THE PUBLIC**

## **11. ADJOURN**