

**TOWNSHIP OF SADDLE BROOK
BOARD OF ADJUSTMENT
SCHEDULE OF FEES AND ESCROW**

Page 1 of 2

Re: Applicant Name: PRISCILLA E. ROTONDO

File # _____

Owner's Name: Robert & Priscilla Rotondo and Eric & Victoria Torbic

Property Address: 722 SADDLE RIVER RD

Block # 7 Lot # 1602

SCHEDULE OF APPLICATION FEES

One Family Dwelling	\$ _____
Two Family Dwelling	\$ <u>75</u>
Multi-Family Dwelling	\$ _____
Commercial	\$ _____
Business	\$ _____
Site plan review fees (see attached schedule)	\$ _____
Preparation of Resolution	\$ _____

TOTAL FILING FEES \$ 75.00

SCHEDULE OF ESCROW

Engineering Escrow Fee	\$ <u>150</u>
Attorney's Escrow Fee	\$ <u>250</u>
Developer's Agreement Fee *	\$ _____
(* only required when advised by Board Secretary)	
Publication Escrow Fee	\$ <u>25</u>

TOTAL ESCROW FEES \$ 425

Filing fees and escrow fees must be paid by separate checks, made payable to the Township of Saddle Brook, and deposited with the Township's Treasurer's office, located at City Hall, 93 Market Street, Saddle Brook, NJ.

===== FOR OFFICE USE ONLY =====

Acknowledge receipt of the above sum of filing fees and the above sum of escrow deposits on this
28 day of November, 20 22



SECRETARY, SADDLE BROOK ZONING BD. OF ADJ.

Proof of Service

State of New Jersey }
 } ss:
County of Bergen }

..... PRISCILLA E. ROTONDO, of full age, being duly sworn
(Applicant's name)

according to law, deposes and says, that he is the applicant in a proceeding before the Saddle Brook
Zoning Board of Adjustment, relating to land located at 727 SADDLE RIVER RD.
(Property address)

and that he did on (at least ten (10) days prior to the hearing date),
(Date of mailing or service)

give personal notice to each of the parties listed on the *Owner & Address Report*, provided to me by
the Saddle Brook Tax Collector and dated 11/16/22, and also provided a copy of the
complete (Date of report)

application package to the Saddle Brook Building Department. Said notices and packages were
served by certified mail or hand delivered. If mailed, copies of the U.S. Postal Service Certified Mail
receipts for each such party are attached hereto. If hand delivered, a dated, acknowledgment of
service is attached.

There is also attached a copy of the proof of publication for the public notice. The notice was
published in The Our Town Newspaper, on
(Date of publication)

Applicant

Sworn and subscribed to before me this day

of, 20.....

Notary Public of the State of New Jersey
My commission expires:

**NOTICE TO BE SERVED ON OWNERS
OF PROPERTY AFFECTED BY APPLICATION**

Township of Saddle Brook
Zoning Board of Adjustment

Please Take Notice:

That the undersigned has filed an appeal or application for development with the Zoning Board of Adjustment for a variation from the requirements of the Zoning Ordinance so as to permit

OUR INTENT IS TO ^{LEVEL A} COVER AN AREA 25' LENGTH X
9' WIDE WITH 4" OF CRUSHED STONE (GRAVEL)
AND THEN 4" OF WHITE PEA STONE

and which requires the following variances: MINIMUM LOT SIZE, MINIMUM LOT FRONTAGE,
MINIMUM FRONT YARD, MINIMUM SINGLE SIDE YARD, MIN. COMBINED
SIDE YARD, ACCESSORY COVERAGE, MAXIMUM LOT COVERAGE,

on the premises known as and designated as Block 7

Lot 1602, on the Township's tax map. This notice is sent to you as an owner of property in the immediate vicinity.

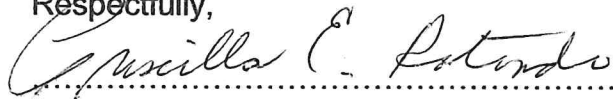
In addition, the applicant will seek such other and further variances, permits, approvals and/or waivers as the Zoning board of Adjustment may determine are required at the time or hearing.

A public hearing has been ordered for, 20, at 7:00 p.m. at Town Hall, 93 Market Street, Saddle Brook, N.J. When the case is called, you may appear either in person, or attorney, and present any objections which you may have to the granting of the relief sought in this application.

This notice is sent to you by the applicant, by order of the Board of Adjustment.

A copy of the application is on file with the Zoning Officer, City Hall, Saddle Brook, New Jersey, and available for inspection between the hours of 9 A.M. and 4:00 P.M.

Respectfully,



Applicant

NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER

Township of Saddle Brook
Zoning Board of Adjustment

Please Take Notice that a public hearing before the Saddle Brook Zoning Board of Adjustment has been ordered for, 20, at 7:00 p.m. at Town Hall, 93 Market Street, Saddle Brook N.J., on the appeal or application for development of the undersigned for a variation from the requirements of the Zoning Ordinance so as to permit

OUR INTENT IS TO LEVEL & COVER AN AREA 25' LENGTH X
9' WIDE WITH 4" CRUSHED STONE (GRAVEL) AND THEN 4" WHITE
PEA STONE


and which requires the following variances: MINIMUM LOT SIZE, MINIMUM LOT FRONTAGE,
MINIMUM YARD FRONT, MINIMUM SINGLE SIDE YARD, MIN COMBINED
SIDE YARD, ACCESSORY COVERAGE, MAXIMUM LOT COVERAGE

on the premises known as 722 SADDLE RIVER RD. and designated as Block 1602,
Lot 7, on the Township's tax map.

In addition, the applicant will seek such other and further variances, permits, approvals and/or waivers as the Zoning Board of Adjustment may determine are required at the time of hearing.

A copy of the application is on file with the Zoning Officer, City Hall, Saddle Brook, New Jersey, and available for inspection between the hours of 9 A.M. and 4:00 P.M.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Saddle Brook Zoning Board of Adjustment.


Applicant

Publication Date: _____

**TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR HEARING**

Applicant / Property LocationStreet Address 722 SADDLE RIVER RD.Lot No. 7 Block No. 1602Applicant PRISCILLA E. ROTUNDO Address 722 SADDLE RIVER RD.Phone No.: (201) 401-6223 Fax (.....) N/A E-mail ROTUNDO ROB1@GMAIL.COM**Type of Application** (Check all that apply):☐ Appeal of Zoning Officer's Decision; ☐ Interpretation of Zoning Map or Regulations;☒ Bulk Variance(s); ☐ Use Variance; ☐ Site Plan Review; ☐ Sub-division; ☐ Other**Project Details**Use district (Zone) RB

Present use or occupancy of each floor:

Proposed use or occupancy of each floor:

Size of lot 50 X 110Corner or interiorOn how many streets does lot have frontage ONE

Size of Building (at street level) width depth

Height of Building stories 2 feet

Set back from front property line Feet from side line, if corner lot

Other relevant details not provided for in foregoing

.....

Please provide a brief description of the proposed project and relief sought, or if this is an appeal of a decision of a zoning officer, the grounds therefore:

OUR INTENT IS TO LEVEL & COVER AN AREA 25' LENGTH
9" WIDE WITH 4" CRUSHED STONE (GRAVEL) THEN 4"
WHITE PEA STONE

Property History

Application Page 2 of 4

Has there been any previous hearing, either before the Zoning or Planning Boards, involving these premises?*NO*.....

If so state (a) Relief requested
(b) Date Filed..... (c) Disposition.....

Also, attach a copy of all prior resolutions (whether granted or denied)

Applicant's Professionals

Attorney:
Address:

Tel. No. _____ Fax _____

E-mail _____

Architect:
Address:

Tel. No. _____ Fax _____

E-mail _____

Engineer:
Address:

Tel. No. _____ Fax _____

E-mail _____

Planner:
Address:

Tel. No. _____ Fax _____

E-mail _____

Other:

Field of Expertise: CONSTRUCTION - JLS CONSTRUCTION

Address: HACKENSACK, NJ

Tel. No. 201-860-4080 Fax _____

E-mail WWW-JLS CONSTRUCTION.COM

PAID

2022 NOV 16 PM 12:52

TOWNSHIP OF SADDLE BROOK
TAX COLLECTOR

LINDA MUNIDEX TAX COLLECTION

File Edit Table Posting Adjustments Liens Reports System Custom Window Help

Posting Screen

BLQ 01602 00007

Name TORBIC, VICTORIA & ERIC 00660

Location 722 SADDLE RIVER RD

Int Due 0.00 Q Validate Cancel

Int Date 11/15/2022 Endorse More Info

Credit 0.00 8/18 Print

Cmt

Land 156200 Land Adj

Improve 321900 Imp Adj 0

M Tax Val 478100 Adj 0

Adr 722 SADDLE RIVER ROAD Sr/Vet Allc 0 0

SADDLE BROOK, NJ Ded Amt

07663 8/18 1500.00

If Not Fully Paid will still be at 8/18

Bill or Pay

z

Open O Q 2021 1 9999 1

00660---8/07 PTR Int

Year	Pt	Pmt	Activity	Date Paid	Charges	Paid	Int	Memo	Bal This Q	Running Bal	Running Bal w Int
2020	4	0.00	1B.1P	11/09/20	181779.86	-181779.86	0.00	CORELOC	0.00	0.00	0.00
2021	1	0.00	1B.1P	02/09/21	2783.00	-2783.00	0.00	P P COR	0.00	0.00	0.00
2021	2	0.00	1B.1P	04/19/21	2783.00	-2783.00	0.00	P P TITLE	0.00	0.00	0.00
2021	3	0.00	1B.1P	08/02/21	2999.00	-2999.00	0.00	P COREL	0.00	0.00	0.00
2021	4	0.00	1B.1P	11/04/21	3025.40	-3025.40	0.00	CORELOC	0.00	0.00	0.00
2022	1	0.00	1B.1P	01/28/22	2898.00	-2898.00	0.00	P COREL	0.00	0.00	0.00
2022	2	0.00	1B.1P	05/04/22	2898.00	-2898.00	0.00	P COREL	0.00	0.00	0.00
2022	3	0.00	1B.1P	10/06/22	2843.96	-2843.96	0.00	CORELOI	0.00	0.00	0.00
2022	4	0.00	1B.1P	11/09/22	2844.00	-2844.00	0.00	CORELOC	0.00	0.00	0.00
2023	1	0.00	1B	11	2871.00	0.00	0.00		2871.00	2871.00	2871.00
2023	2	0.00	1B	11	2871.00	0.00	0.00		2871.00	5742.00	5742.00

start Microsoft Excel - ... LINDA MUNIDEX T...

Printkey My Computer 10:20 AM Wednesday

RE: VARIANCE FOR BLOCK: 01602 LOT: 00007 At: 722 SADDLE RIVER RD

11/16/22

RADIUS SEARCH

Block	Lot	Owner's Name	Property Address	Mailing Address
01306	00001	COUNTY OF BERGEN PARKS DEPT	SADDLE RIVER RD	ONE BERGEN COUNTY PLAZA HACKENSACK, NJ 07601 7000
01514	00018	WOOD, EUGENE & LISA	9 ALBERTA DR	9 ALBERTA DRIVE SADDLE BROOK, NJ 07663
01515	00006	MCCAULEY, ANDREW & PATRICIA	18 ALBERTA DR	18 ALBERTA DR SADDLE BROOK, NJ 07663
01515	00007	GILROY, EUGENE	12 ALBERTA DR	12 ALBERTA DRIVE SADDLE BROOK, NJ 07663
01515	00008	NEYE, GEORGE A ETAL	6 ALBERTA DR	6 ALBERTA DR SADDLE BROOK, NJ 07663
01515	00009	PATEL, VINOD M. & RASHMI V.	715 SADDLE RIVER ROAD	715 SADDLE RIVER ROAD SADDLE BROOK, N.J. 07663
01515	00010	GUTIERREZ, BOZENA	711 SADDLE RIVER RD	711 SADDLE RIVER RD SADDLE BROOK, NJ 07663
01515	00011	PENA, TEOFILO & ORFELINA	709 SADDLE RIVER RD	709 SADDLE RIVER RD. SADDLE BROOK, NJ 07663
01515	00012	VASQUEZ, DIONISIA c/o F. GREENE	705 SADDLE RIVER RD	697 SADDLE RIVER ROAD SADDLE BROOK, NJ 07663
01515	00013	GREENE, DANIEL C. & FRANCES	697 SADDLE RIVER RD	697 SADDLE RIVER RD SADDLE BROOK, NJ 07663
01602	00002	SWACK, RAYMOND & STIER, NANCY	698 SADDLE RIVER RD	31 BEVERLY LANE LINCOLN PARK 07035
01602	00003	MHANNA, MOHAMAD & ABADI, DIANA	704 SADDLE RIVER RD	704 SADDLE RIVER ROAD SADDLE BROOK, NJ 07663
01602	00004	POSADA, OCTAVIO, MARICEL & CHRISTIAN	706 SADDLE RIVER ROAD	706 SADDLE RIVER RD SADDLE BROOK, NJ 07663
01602	00005	RENNA, ROGER V. & VIRGINIA	714 SADDLE RIVER RD	714 SADDLE RIVER ROAD SADDLE BROOK, NJ 07663
01602	00006 01	MC KAY, JOHN M & LISA & BOTT, DEBRA	718 SADDLE RIVER RD	718 SADDLE RIVER RD SADDLE BROOK NJ 07663
01602	00007	TORBIC, VICTORIA & ERIC	722 SADDLE RIVER RD	722 SADDLE RIVER ROAD SADDLE BROOK, NJ 07663
01602	00008	IBRAHIM, PETER	726 SADDLE RIVER RD	726 SADDLE RIVER ROAD SADDLE BROOK, NJ 07663
01602	00009	ANDRACH, EUGENE & MARY	730 SADDLE RIVER RD	730 SADDLE RIVER ROAD SADDLE BROOK, N.J. 07663
01602	00010	MC GILLICK, KEVIN F.	736 SADDLE RIVER RD	736 SADDLE RIVER RD. SADDLE BROOK, NJ 07663
01602	00011	GENTILE, JOSEPH & DONNA	742 SADDLE RIVER RD	742 SADDLE RIVER RD SADDLE BROOK, NJ 07663

Linda Tellez

November 16, 2022

Date

INCLUDE THE FOLLOWING IN THE 200 FOOT RADIUS SEARCH LISTING:

BERGEN COUNTY PLANNING AND ECONOMIC DEVELOPMENT

Administration Building
One Bergen County Plaza
Hackensack, NJ 07601-7000

PUBLIC SERVICE ELECTRIC & GAS COMPANY

80 Park Place - 17G
Newark, NJ 07101
Attn: Corporate Secretary

VERIZON

540 Broad Street
Newark, NJ 07101

CABLEVISION

40 Potash Road
Oakland, NJ 07436
Attn: Director of Financial Operations

TOWNSHIP OF SADDLE BROOK

93 Market Street
Saddle Brook, NJ 07663

B:01306 L: 00001
SADDLE RIVER RD
COUNTY OF BERGEN PARKS DEPT
ONE BERGEN COUNTY PLAZA
HACKENSACK, NJ 07601 7000

B:01515 L: 00007
12 ALBERTA DR
GILROY, EUGENE
12 ALBERTA DRIVE
SADDLE BROOK, NJ 07663

B:01515 L: 00010
711 SADDLE RIVER RD
GUTIERREZ, BOZENA
711 SADDLE RIVER RD
SADDLE BROOK, NJ 07663

B:01515 L: 00013
697 SADDLE RIVER RD
GREENE, DANIEL C. & FRANCES
697 SADDLE RIVER RD
SADDLE BROOK, NJ 07663

B:01602 L: 00004
706 SADDLE RIVER ROAD
POSADA,OCTAVIO,MARICEL&CHRISIAN
706 SADDLE RIVER RD
SADDLE BROOK, NJ 07663

B:01602 L: 00007
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TORBIC,VICTORIA & ERIC
722 SADDLE RIVER ROAD
SADDLE BROOK, NJ 07663

B:01602 L: 00010
736 SADDLE RIVER RD
MC GILLICK, KEVIN F.
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NEYE, GEORGE A ETAL
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SADDLE BROOK, NJ 07663

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709 SADDLE RIVER RD
PENA,TEOFILO & ORFELINA
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SADDLE BROOK, NJ 07663

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698 SADDLE RIVER RD
SWACK, RAYMOND & STIER, NANCY
31 BEVERLY LANE
LINCOLN PARK 07035

B:01602 L: 00005
714 SADDLE RIVER RD
RENNA, ROGER V. & VIRGINIA
714 SADDLE RIVER ROAD
SADDLE BROOK, NJ 07663

B:01602 L: 00008
726 SADDLE RIVER RD
IBRAHIM, PETER
726 SADDLE RIVER ROAD
SADDLE BROOK, NJ 07663

B:01602 L: 00011
742 SADDLE RIVER RD
GENTILE, JOSEPH & DONNA
742 SADDLE RIVER RD
SADDLE BROOK, NJ 07663

B:01515 L: 00006
18 ALBERTA DR
MCCAULEY, ANDREW & PATRICIA
18 ALBERTA DR
SADDLE BROOK, NJ 07663

B:01515 L: 00009
715 SADDLE RIVER ROAD
PATEL, VINOD M. & RASHMI V.
715 SADDLE RIVER ROAD
SADDLE BROOK, N.J. 07663

B:01515 L: 00012
705 SADDLE RIVER RD
VASQUEZ, DIONISIA c/o F. GREENE
697 SADDLE RIVER ROAD
SADDLE BROOK, NJ 07663

B:01602 L: 00003
704 SADDLE RIVER RD
MHANNA, MOHAMAD & ABADI, DIANA
704 SADDLE RIVER ROAD
SADDLE BROOK, NJ 07663

B:01602 L: 00006 01
718 SADDLE RIVER RD
MC KAY, JOHN M & LISA & BOTT, DEBRA
718 SADDLE RIVER RD
SADDLE BROOK NJ 07663

B:01602 L: 00009
730 SADDLE RIVER RD
ANDRACH , EUGENE & MARY
730 SADDLE RIVER ROAD
SADDLE BROOK,N.J. 07663



Township of Saddle Brook, New Jersey

Building Department
540 Saddle River Road
Saddle Brook, NJ 07663

ZONING LETTER OF DENIAL

November 15, 2022

Torbic & Rotondo
722 Saddle River Road
Saddle Brook, NJ 07663

Re: 722 Saddle River Road, Block 1602, Lot 7, Zone R-B

Dear Applicants,

Please be advised that your request for a second driveway has been denied, as it does not conform to zoning ordinance for the Township of Saddle Brook, as it exists today. The following were found to be deficient:

Zone: R-B (Two Family)
SCHEDULE OF DISTRICT REGULATIONS

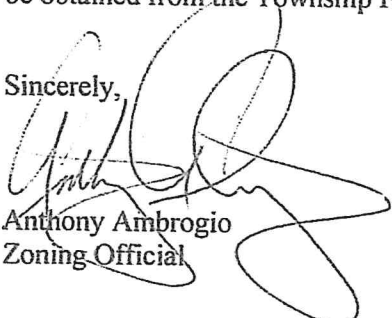
Description	Code	Proposed/Existing	Variance Required
Minimum Lot Size	7,000 sq. ft.	5,500 sq. ft.	X*
Minimum Lot Frontage	70 ft.	50 ft.	X*
Minimum Front Yard	25 ft.	19.3 ft. / 19.3 ft.	X*
Minimum Single Side Yard	5 ft.	4.34 ft. / 4.34 ft.	X*
Min. Combined Side Yard	30%/15 ft.	7.34 ft. / 7.34 ft.	X*
Minimum Rear Yard	20 ft.	31 ft. / 31 ft.	
Maximum Height-Story/Ft.	2 ½ / 28 ft	2 ½ / 28 ft. / 2 ½ / 28 ft.	
Maximum Bldg. Coverage	26%	25.4% / 25.4%	
Accessory Coverage	18%	25.6% / 22.6%	X
Maximum Lot Coverage	44%	51% / 48%	X
Maximum Families/Lot	2	2 / 2	
Parking Requirements	4 spaces	4 spaces / 3 spaces	

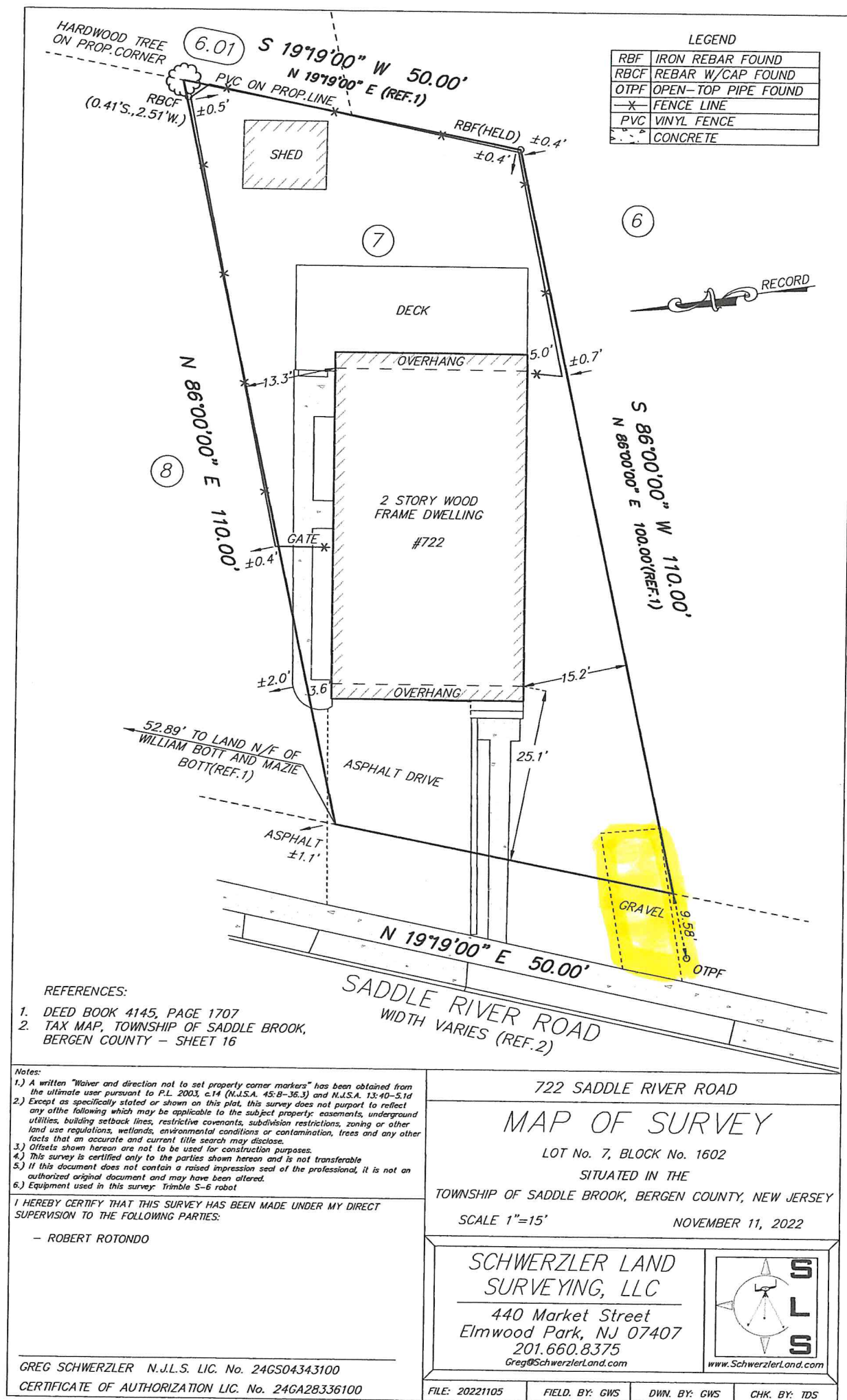
X* - Pre-existing, nonconforming

This review is based on a survey by Schwerzler Land Surveying, LLC, dated 11/11/22.

If you would like to apply for a variance from the current ordinance an application must be filed with the Zoning Board of Adjustment. Applications may be obtained from the Township Forms section of our website www.saddlebrooknj.us

Sincerely,


Anthony Ambrogio
Zoning Official



GREG SCHWERZLER N.J.L.S. LIC. No. 24GS04343100
CERTIFICATE OF AUTHORIZATION LIC. No. 24GA28336100

