

**TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
May 1, 2023 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday May 1, 2023 at **(Saddle Brook Municipal Complex, 55 Mayhill 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.) Deugen Development, LLC, 210 US Highway Route 46, Block 105, Lots 2 & 3

Applicant requests a Self-storage which is not a permitted use in a B2 zone; therefore, this would be an expansion of a non-conforming use. Repairs to vehicles are prohibited in this zone, the applicant is also proposing 4 stories when two stories are permitted in a B2 zone the floor area ratio is proposed at 1.21 when .25 is permitted in a B2 zone and Bulk variances for parking and lot coverage will also be needed. **(Applicant was carried from the April 3rd meeting but has requested to adjourn and be carried to the June 5th meeting.)**

B.) John Da Costa, 275 Hillside Avenue, Block 409, Lot 14

Applicant requests a two car garage addition and driveway extension that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today. **(The applicant requested an adjournment at the March 6 meeting to acquire a more detailed set of drawings as requested by the Zoning Board and asked to be carried to the April 3rd meeting. The applicant has requested to again be carried to the May 1st meeting as he had difficulty in getting the new drawings.)**

C.) James Burbano, 112 Danna Way, Block 1513, Lot 9

Applicant requests to construct a two-story addition with full basement that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

D.) Garden State Recreational Grow, LLC, 225 Route 46, Block 120, Lot 3

Applicant requests for a Class 2 Cannabis Manufacturer in addition to a Class 1 Microbusiness Cultivator and Class 5 Cannabis Retailer that is not a permitted or conditionally permitted use per the zoning ordinance for the Township of Saddle Brook as it exists today.

6. RESOLUTIONS

A.) Approval for Louis Gilroy, 32 Spindler Terrace, Block 1815, Lot 7

B.) Approval for Indravadan C. Pandya, 28 North Fifth Street, Block 709, Lot 34

7. MINUTES

Meeting of April 3, 2023 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board, 4/11/23 (225 Route 46)

Anthony Kurus to the Zoning Board, 4/13/23 (112 Danna Way)

Brian Chewcaskie to the Zoning Board, 4/13/23 (210 Route 46)

9. VOUCHERS

Basile Birchwale & Pellino, 4/03/23, Broussard, 514 Saddle River Road, Block 1309, Lot 4 \$250

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN