

**TOWNSHIP OF SADDLE BROOK**  
**ZONING BOARD OF ADJUSTMENT AGENDA**  
**June 5, 2023 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday June 5, 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.) 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. **(Continued from May 1, 2023 meeting)**

**B.) Deugen Development, LLC, 210 US Highway Route 46, Block 120, 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 3<sup>rd</sup> meeting but has requested to adjourn and be carried to the June 5th meeting.)**

**C.) DDC Investments, LLC, 249-255 U.S. Route 46 West, Block 120, Lots 5 & 6**

The Applicant proposes to annex a 13,926.7 square-foot portion of Lot 5 into Lot 6, thereby reducing the size of Lot 5 to 47,446.4 square-feet and increasing the size of Lot 6 to 32,120.5 square feet. The Applicant also proposes to relocate an existing 20-foot-wide shared access easement, and proposes to expand the existing macadam parking area within the northeast portion of both lots. Additional site improvements include restriping the surface parking area and construction of a refuse enclosure area within lot 6, with no interior improvements to the existing structures proposed.

**6. RESOLUTIONS**

A.) Approval for John DaCosta, 275 Hillside Avenue, Block 409, Lot 14

B.) Approval for James Burbano, 112 Danna Way, Block 1513, Lot 9

**7. MINUTES**

Meeting of May1, 2023 Regular Meeting

**8. COMMUNICATIONS**

Anthony Kurus to the Zoning Board, 5/10/23 (249-255 Route 46)

Anthony Cialone to the Zoning Board, 5/15/23 (225 Route 46)

**9. VOUCHERS**

Basile Birchwale & Pellino, 5/01/23, Gilroy, 32 Spindler Terrace, Block 1815, Lot 7 \$250

Basile Birchwale & Pellino, 5/01/23, Pandya, 28 North Fifth Street, Block 709, Lot 34 \$250

Neglia Engineering Assoc., 5/17/23, Deugen Development, 210 Route 46, Block 105, Lots 2 & 3 \$380

Neglia Engineering Assoc., 5/17/23, Cattino Real Estate Holdings, 225 Rte. 46, Block 120, Lot 3 \$1054

Neglia Engineering Assoc., 5/17/23, Burbano, 112 Danna Way, Block 1513, Lot 9 \$135

Paparozzi Associates Inc., 4/27/23, U-Haul, 210 Route 46, Block 105, Lots 2 & 3 \$1112.50

Paparozzi Associates Inc., 5/02/23, Cattino Real Estate, 225 Route 46, Block 120, Lot 3 \$1225

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

**11. ADJOURN**