

TOWNSHIP OF SADDLE BROOK

ZONING BOARD OF ADJUSTMENT AGENDA

July 10, 2023 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday July 10, 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.) Joseph Atshan, 105 MacArthur Drive, Block 504, Lot 13

Applicant requests a rear right side addition that does not conform to the zoning ordinance for Township of Saddle Brook as it exists today.

B.) Sebastian Tyburski, 280 Evans Place, Block 1713, Lot 1

Applicant requests a 12' x 21' above ground pool and 136 Square foot shed that does not conform to the zoning ordinance for Township of Saddle Brook as it exists today.

C.) 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 to the June 5th meeting and was again carried to the July 10th meeting.)**

6. RESOLUTIONS

A.) Denial for Cattino Real Estate Holdings, LLC, 225 Route 46, Block 120, Lot 3

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

7. MINUTES

Meeting of June 5, 2023 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board, 5/15/23 (105 MacArthur Drive)

Anthony Kurus to the Zoning Board, 5/15/23 (280 Evans Place)

9. VOUCHERS

Basile Birchwale & Pellino, 6/01/23, Da Costa, 275 Hillside Avenue, Block 409, Lot 14 \$312.50
Basile Birchwale & Pellino, 6/01/23, Burbano, 112 Danna Way, Block 1513, Lot 9 \$250
Basile Birchwale & Pellino, 6/08/23, Deugen Development, 210 Route 46, Block 105, Lots 2 & 3 \$625
Neglia Engineering Assoc., 6/19/23, Joseph Atshan, 105 MacArthur Drive, Block 504, Lot 13 \$165
Neglia Engineering Assoc., 6/19/23, Cattino Real Estate, 225 Route 46, Block 120, Lot 3 \$604.50
Neglia Engineering Assoc., 6/19/23, Tyburski, 280 Evans Place, Block 1713, Lot 1 \$165
Neglia Engineering Assoc., 6/19/23, DDC Investments, 249-255 Rt 46, Block 120, Lot 5 \$1370.50
Neglia Engineering Assoc., 6/19/23, Galluzzo, 576 Spruce Avenue, Block 1705, Lot 12 \$1148.50
Paparozzi Associates Inc., 6/07/23, U-Haul, 210 Route 46, Block 105, Lots 2 & 3 \$155.55
Paparozzi Associates Inc., 6/07/23, Cattino Real Estate, 225 Route 46, Block 120, Lot 3 \$120.70
Paparozzi Associates Inc., 6/07/23, DDC Investments, 249-255 Rt. 46, Block 120, Lots 5 & 6 \$703.05
Return of Unused Escrow, 6/06/23, Kelley, 275 President Street, Block 105, Lot 10.01 \$19
Return of Unused Escrow, 6/06/23, Kim, 93 Graham Terrace, Block 1513, Lot 45 \$71
Return of Unused Escrow, 6/06/23, Fiore, 148 Platt Avenue, Block 506, Lot 3 \$24.59
Return of Unused Escrow, 6/06/23, Nobile, 186 Colonial Avenue, Block 1202, Lot 19 \$91.85
Return of Unused Escrow, 6/06/23, Dacunha, 353 Capitol Street, Block 102, Lot 11 \$19
Return of Unused Escrow, 6/06/23, Breonte, 126 Nedellec Drive, Block 1511, Lot 2 \$24.59
Return of Unused Escrow, 6/06/23, 40 Bella Vista Ave, LLC, 7 Welcome Rd, Block 502, Lot 22 \$14.77
Return of Unused Escrow, 6/06/23, Betancur, 10 Sterling Place, Block 906, Lot 6 \$19
Return of Unused Escrow, 6/06/23, West, 514 Saddle River Road, Block 1309, Lot 4 \$245.18

*** The following vouchers were added to the agenda on 7/05/23**

- * Basile Birchwale & Pellino, 6/22/23, Deugen Development, 210 Route 46, Block 105, Lots 2 & 3 \$625
- * Basile Birchwale & Pellino, 6/22/23, DDC Investments, LLC, 249-255 Rt.46, Block 120, Lot 5 & 6 \$500

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN