

**TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
September 11, 2023 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday September 11, 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 to the June 5th meeting and was again carried to the July 10th meeting. They completed their testimony at the July 10th meeting and chose to have the vote at the August 7th meeting so that they could have a full Board. The Board only has 6 members available for the August 7th meeting so they have requested to be carried to the September 11th meeting.)**

B.) Joanna & Anthony Bizien, 74 William Street, block 615, Lot 9

Applicant requests a 6 foot privacy fence in the front yard (corner lot) that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

C.) Javier W. Rivero Grosso, 77 Cogger Street, Block 520, Lot 7

Applicant is requesting a variance to construct a concrete patio and concrete around an inground pool that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

6. RESOLUTIONS

- A.) Approval for Sebastian Tyburski, 280 Evans Place, Block 1713, Lot 1
- B.) Approval for Joseph A. & Nicole Castaldo, 161 Nedellec Drive, Block 1504, Lot 25
- C.) Approval for Thomas & Brittany Smid, 158 Colonial Avenue, Block 1202, Lot 26
- D.) Denial for Khaled Balan, 631 Oak Avenue, Block 1702, Lot 9

7. MINUTES

Meeting of August 7, 2023 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 8/10/23 (74 William Street)
Anthony Kurus to the Zoning Board of Adjustment, 8/10/23 (77 Coger Street)
Anthony Cialone to the Zoning Board of Adjustment, 8/17/23 Re: Carrols Restaurant Group
Eric V. Timsak to the Zoning Board of Adjustment, 8/14/23 Re: Ready Space Management, LLC

9. VOUCHERS

Basile Birchwale & Pellino, 9/01/23, Carrols Restaurant, 439 Market St., Block 705, Lots 24-26 \$250
Basile Birchwale & Pellino, 9/01/23, Khaled Balan, 631 Oak Avenue, Block 1702, Lot 9 \$375
Basile Birchwale & Pellino, 9/01/23, Joseph Castaldo, 161 Nedellec Drive, Block 1504, Lot 25 \$250
Basile Birchwale & Pellino, 9/01/23, Thomas Smid, 158 Colonial Avenue, Block 1202, Lot 26 \$250
Basile Birchwale & Pellino, 9/01/23, Sebastian Tyburski, 280 Evans Place, Block 1713, Lot 1 \$250
Neglia Engineering Assoc., 8/11/23, Thomas Smid, 158 Colonial Avenue, Block 1202, Lot 26 \$165
Neglia Engineering Assoc., 8/11/23, DDC Investments, 249-255 Rt. 46, Block 120, Lot 5 \$1357
Neglia Engineering Assoc., 8/11/23, Deugen Development, 210 Rt. 46, Block 105, Lots 2 & 3 \$675.75
Neglia Engineering Assoc., 8/11/23, Joseph Castaldo, 161 Nedellec Drive, Block 1504, Lot 25 \$165
Neglia Engineering Assoc., 8/11/23, Ready Spaces, 575 N. Midland Ave., Block 1701, Lot 1.02 \$544.50
Neglia Engineering Assoc., 8/11/23, Khaled Balan, 631 Oak Avenue, Block 1702, Lot 9 \$165

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN