

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
December 4, 2023 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday December 4, 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.) Marjorie Miller, 110 Graham Terrace, Block 1509, Lot 8

Applicant was approved for a 15' x 30' in ground pool with associated pavers at the September 12, 2022 meeting and the resolution was approved at the October 3, 2022 meeting. **(The applicant is requesting a one year extension as they were unable to start the project within the allotted time period).**

B.) Inhale Industries Inc., 249 Route 46, Block 120, Lot 5

Applicant requests a microbusiness cannabis cultivation and retail establishment that does not conform the Zoning Ordinance for the Township of Saddle Brook, as it exists today. **(Applicant was carried without further notice from the October 2nd meeting due to a request from the owner of a neighboring property objecting to the application and requesting an adjournment so they may be heard at the November 6, 2023 meeting. The applicant did not complete their testimony at the November meeting and have been carried to the December 4, 2023 meeting without further notice).**

C.) EPIC Inclusive Communities (d/b/a EPIC-IC), 224 Midland Avenue, Block 101, Lot 5

Applicant requests to open a non-residential day program for adults with autism that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

6. OLD BUSINESS

a.) Deugen Development, LLC, 210 US Highway Route 46, Block 105, Lots 2 & 3

Applicant is proposing aesthetic changes and wants to know if they need to come back to the Board for approval.

b.) Chefler Foods, LLC, 400 Lyster Avenue, Block 1009, Lot 9

Applicant asked for a one year extension to begin their approved project but is not able to attend this meeting or the January 2024 meeting to answer the Board's questions.

7. RESOLUTIONS

- A.) Approval for Imran Shaikh, 453 Dewey Avenue, Block 703, Lot 20
- B.) Approval for Manuel Brito, 139 Alberta Drive, Block 1503, Lot 13

8. MINUTES

Meeting of November 6, 2023 Regular Meeting

9. COMMUNICATIONS

Marjorie Miller to the Zoning Board of Adjustment, 11/06/23
Anthony Kurus to the Zoning Board of Adjustment, 11/08/23 (224 Midland Avenue)
Anthony Kurus to the Zoning Board of Adjustment, 11/14/23 (224 Midland Avenue) Revised
Brian M. Chewcaskie to the Zoning Board of Adjustment 11/09/23 (Deugen Development – U-Haul)
Charles H. Sarlo to the Zoning Board of Adjustment 11/10/23 (Chefler Foods)
Charles H. Sarlo to the Zoning Board of Adjustment 11/20/23 (Chefler Foods)
Charles H. Sarlo to the Zoning Board of Adjustment 11/22/23 (Chefler Foods)

10. VOUCHERS

Basile Birchwale & Pellino, 11/17/23, Imran Shaikh, 453 Dewey Avenue, Block 703, Lot 20 \$250
Basile Birchwale & Pellino, 11/17/23, Manuel Brito, 139 Alberta Drive, Block 1503, Lot 13 \$250
Neglia Engineering Assoc., 11/13/23, Carrols Restaurant, 439 Market St., Block 705, Lots 24-26 \$198
Neglia Engineering Assoc., 11/13/23, Manuel Brito, 139 Alberta Drive, Block 1503, Lot 13 \$165
Neglia Engineering Assoc., 10/16/23, Inhale Industries, 249 Rt. 46, Block 120, Lot 5.01 \$546
Paparozzi Associates Inc., 11/07/23, Inhale Industries, 249 Route 46, Block 120, Lot 5.01 \$840
Paparozzi Associates Inc., 11/07/23, U-Haul, 210 Route 46, Block 105, Lots 2 & 3 \$63.75
Return of Unused Escrow, 11/24/23, Puccio Realty Associates, Block 1717, Lot 4, \$8,418.74

11. OPEN AND CLOSE MEETING TO THE PUBLIC

12. ADJOURN