

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
February 5, 2024 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday February 5, 2024 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.) Christopher & Kateryna Villanueva, 106 Jamros Terrace, Block 1203, Lot 17

Applicant requests a rear addition, second floor addition, and an inground pool with additional concrete walks that do not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

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. The applicant did not complete their testimony at the December 4, 2023 meeting and was carried again without further notice to the January 8, 2024 meeting but were unable to appear and asked to be carried to the February 5, 2024 meeting).**

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

Applicant requests a one year extension of the approvals that were granted on November 7, 2022 by the Zoning Board of Approval.

6. RESOLUTIONS

- A.) Approval for Zakira Hussain, 34 Woodward Street, Block 614, Lot 8
- B.) Approval for EPIC-IC, 224 Midland Avenue, Block 101, Lot 5
- C.) Appointing Chairperson
- D.) Appointing Vice Chairperson
- E.) Appointing Secretary
- G.) Authorizing Contract with Board Attorney
- H.) Authorizing Contract with Board Engineer
- I.) Authorizing Contract with Board Planner

- J.) Designating Official Newspaper
- K.) Authorizing Meeting Schedule for 2024
- L.) Regarding Completeness Determinations
- M.) Regarding Compensation of Professionals

7. MINUTES

Meeting of January 8, 2024 Reorganization Meeting
Meeting of January 8, 2024 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 12/13/23 (106 Jamros Terrace)
John L. Schettino to Lawrence Calli, Frank Feola, Kevin Maher, Hugh Harris & Michael Maher 1/12/24
Lawrence Calli to John L. Schettino 1/22/24

9. VOUCHERS

Basile Birchwale & Pellino, 1/22/24, Zakira Hussain, 34 Woodward Street, Block 614, Lot 8 \$250
Basile Birchwale & Pellino, 1/24/24, EPIC-IC, 224 Midland Avenue, Block 101, Lot 5 \$781.25
Neglia Engineering Assoc., 1/15/24, Inhale Industries, 249 Rt. 46, Block 120, Lot 5.01 \$597
Neglia Engineering Assoc., 1/15/24, Zakira Hussain, 34 Woodward Street, Block 614, Lot 8 \$82.50
Neglia Engineering Assoc., 1/15/24, Villanueva, 106 Jamros Terrace, Block 1203, Lot 17 \$165

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN