

**TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
May 5, 2025 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday May 5, 2025 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.) Paul Levin, 32 Garden Street, Block 905, Lot 7

Applicant requests to construct a carport that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

(Applicant was carried without further notice from the April 7, 2025 meeting and is asking for an adjournment without further notice to the June 2, 2025 meeting.)

B.) Ready Spaces Management, LLC, 575 North Midland Avenue, Block 1701, Lot 1.02

Applicant is proposing to amend the September 12, 2022 Zoning Board of Adjustment Approval to:

- a. Implement a modified layout of the accessory (refuse) area; and
- b. Eliminate condition (F) of the prior approval which states: “A maximum of one 15 amp circuit per unit regardless of size”.

(Applicant is requesting an adjournment without further notice to the June 2, 2025 meeting.)

C.) Anthony Cutillo, Jr., 180 South Leswing Street, Block 1007, Lot 9.01

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

D.) Robert Garofalo, 23 Cambridge Avenue, Block 1512, Lot 25

Applicant requests to construct a 12 foot by 23 foot oval above ground pool that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

E.) Andrew & Lisa Larsen, 65 Jamros Terrace, Block 1302, Lot 4

Applicant requests to construct a side and rear addition with a covered patio that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

6. RESOLUTIONS

- A.) Approval Fabian & Mary Barrios, 598 Hickory Avenue, Block 1806, Lot 27
- B.) Approval Gene & Agatha Palko, 102 Jamros Terrace, Block 1203, Lot 16

7. MINUTES

Meeting of April 7, 2025 Regular Meeting

8. COMMUNICATIONS

Paul Levin to the Zoning Board of Adjustment, 4/21/25 (32 Garden Street)
Lawrence A. Calli to the Zoning Board of Adjustment, 4/21/25 (575 North Midland Avenue)
Anthony Kurus to the Zoning Board of Adjustment, 3/18/25 (575 North Midland Avenue)
Anthony Kurus to the Zoning Board of Adjustment, 4/04/25 (65 Jamros Terrace)
Anthony Kurus to the Zoning Board of Adjustment, 4/21/25 (180 South Leswing Avenue)
Anthony Kurus to the Zoning Board of Adjustment, 4/22/25 (23 Cambridge Avenue)

9. VOUCHERS

Neglia Engineering Assoc., 4/01/25, Palko, 102 Jamros Terrace, Block 1203, Lot 16 \$150.00
Neglia Engineering Assoc., 4/01/25, Ready Spaces, 575 N. Midland Ave, Blk 1701, Lot 1.02 \$1,617.50
Basile Birchwale & Pellino, 4/23/25, Fabian Barrios, 598 Hickory Avenue, Block 1806, Lot 27 \$250.00
Basile Birchwale & Pellino, 4/23/25, Gene Palko, 102 Jamros Terrace, Block 1203, Lot 16 \$250.00

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN