

# **TOWNSHIP OF SADDLE BROOK ZONING BOARD OF ADJUSTMENT AGENDA**

**June 2, 2025 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday June 2, 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 was carried again without further notice to the June 2, 2025 meeting.)**

### **B.) Qawiya, LLC, 82 Midland Avenue #B, Block 401, Lot 2.01**

The Applicant proposes a change of use from a former martial arts teaching studio to a boutique fitness studio and also proposed to expand the hours of operation to Monday-Friday 6:00 AM – 10:00 PM and Saturday-Sunday 7:00 AM - 7:00 PM. No site improvements are proposed as part of this application

### **C.) 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 requested an adjournment without further notice to the June 2, 2025 meeting.)**

## **6. RESOLUTIONS**

A.) Approval Anthony Cutillo, Jr., 180 South Leswing Avenue, Block 1007, Lot 9.01

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

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

## **7. MINUTES**

Meeting of May 5, 2025 Regular Meeting

## **8. COMMUNICATIONS**

Anthony Kurus to the Zoning Board of Adjustment, 5/06/25 (82 Midland Avenue #B)

Anthony Kurus to the Zoning Board of Adjustment, 5/06/25, Rev 5/15/25 (82 Midland Avenue #B)

Gary Paparozzi to the Zoning Board of Adjustment, 4/22/25, (575 North Midland Avenue)

## **9. VOUCHERS**

Neglia Engineering Assoc., 5/05/25, Villanueva, 106 Jamros Terrace, Block 1203, Lot 17 \$460.00

Neglia Engineering Assoc., 5/05/25, Larsen, 65 Jamros Terrace, Block 1302, Lot 4 \$190.00

Neglia Engineering Assoc., 5/05/25, Garofalo, 23 Cambridge Avenue, Block 1512, Lot 25 \$190.00

Neglia Engineering Assoc., 5/05/25, Qawiya, LLC, 82 Midland Avenue, Block 401, Lot 2.01 \$512.50

Neglia Engineering Assoc., 5/05/25, Cutillo, 180 South Leswing Avenue, Block 1007, Lot 9.01 \$190.00

Basile Birchwale & Pellino, 5/13/25, Cutillo, 180 South Leswing Avenue, Block 1007, Lot 9.01 \$250.00

Basile Birchwale & Pellino, 5/14/25, Garofalo, 23 Cambridge Avenue, Block 1512, Lot 25 \$250.00

Basile Birchwale & Pellino, 5/14/25, Larsen, 65 Jamros Terrace, Block 1302, Lot 4 \$250.00

Paparozzi Associates Inc., 5/08/25, Ready Spaces, 575 N. Midland Ave., Block 1701, Lot 1.02 \$300.00

## **10. OPEN AND CLOSE MEETING TO THE PUBLIC**

## **11. ADJOURN**