

TOWNSHIP OF SADDLE BROOK ZONING BOARD OF ADJUSTMENT AGENDA

July 7, 2025 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday July 7, 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.) Huseyin Coskun, 101 Westminster Place, Block 519, Lot 62

The applicant proposes renovations as well as side and rear additions to the existing 1-1/2 story dwelling for the construction of a two (2) story dwelling with attached garage (approx. 1,561.56 roof area per plan). Associated improvements include new asphalt driveway, paver walkways, rear shed, and rear deck.

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.
(Applicant was carried without further notice from the June 2, 2025 meeting)

6. RESOLUTIONS

A.) Approval Paul Levin, 32 Garden Street, Block 905, Lot 7

7. MINUTES

Meeting of June 2, 2025 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 6/23/25 (101 Westminster Place)
Lawrence Calli to the Zoning Board of Adjustment, 6/10/25 Re: Ready Spaces

9. VOUCHERS

Neglia Engineering Assoc., 6/03/25, U-Haul, 210 Route 46, Block 105, Lots 2 & 3 \$307.50
Neglia Engineering Assoc., 6/03/25, Best Budz NJ, LLC, 253 Route 46, Block 120, Lot 5.01 \$525.00
Neglia Engineering Assoc., 6/03/25, Qawiya, LLC, 82 Midland Avenue, Block 401, Lot 2.01 \$102.50
Birchwale Pellino & Cialone, 6/20/25, Paul Levin, 32 Garden Street, Block 905, Lot 7 \$250.00

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN