

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

## **August 4, 2025 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday August 4, 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) that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today. Associated improvements include new asphalt driveway, paver walkways, rear shed, and rear deck .

#### **B.) Wafaa Morcos, 122 Graham Terrace, Block 1509, Lot 5**

The Applicant proposes a rear 410.5 square foot deck that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today. It should be noted that the Applicant was previously approved to construct a 320 square foot deck on the property.

#### **C.) Mohamed Hanafy, 32 Harrison Avenue, Block 611, Lot 2**

The Applicant proposes a new driveway, a new rear paver patio and fence in the front yard that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

#### **D.) Leslie Polanco, 278 Madison Avenue, Block 414, Lot 1**

The Applicant proposes the construction of a 12’ X 20’ shed located in the rear yard that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

#### **E.) Greater Bergen Realtors, 405-433 North Midland Avenue, Block 1401, Lot 12**

The Applicant proposes a to lease 100 existing off-street parking spaces to four (4) different tenants: Digital Room Printer (50 spaces along rear north property line); Cosmos Beauty School (6 spaces along the rear 1st row); A.W. Auto (40 spaces along rear row and rear property line) and Stefan Williams (4 parking spaces along the rear 2nd row). The spaces leased to A.W. Auto would be for overnight parking and the spaces leased to the three other tenants will be from 8:00 A.M. to 6:00 P.M. There are no site improvements or building modifications proposed as part of this application.

### **6. RESOLUTIONS**

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

## **7. MINUTES**

Meeting of July 7, 2025 Regular Meeting

## **8. COMMUNICATIONS**

Anthony Kurus to the Zoning Board of Adjustment, 6/30/25 (405/433 North Midland Avenue)

Anthony Kurus to the Zoning Board of Adjustment, 7/03/25 (32 Harrison Avenue)

Anthony Kurus to the Zoning Board of Adjustment, 7/14/25 (278 Madison Avenue)

Anthony Kurus to the Zoning Board of Adjustment, 7/21/25 (122 Graham Terrace)

David C. Russo to the Zoning Board of Adjustment, 7/21/25 Re: 390 Floral Lane

## **9. VOUCHERS**

Neglia Engineering Assoc., 7/16/25, U-Haul, 210 Route 46, Block 105, Lots 2 & 3 \$115.00

Neglia Engineering Assoc., 7/16/25, Ready Spaces, 575 N. Midland Ave., Block 1701, Lot 1.02 \$345.00

Neglia Engineering Assoc., 7/16/25, Qawiya, LLC, 82 Midland Avenue, Block 401, Lot 2.01 \$230.00

Neglia Engineering Assoc., 7/16/25, H. Coskun, 101 Westminster Place, Block 519, Lot 62 \$343.75

Neglia Engineering Assoc., 7/16/25, Greater Bergen Realtors, 405/433 N. Midland Ave., Block 1401, Lot 12 \$560.00

Neglia Engineering Assoc., 7/16/25, M. Hanafy, 32 Harrison Avenue, Block 611, Lot 2 \$360.00

Paparozzi Associates Inc., 7/01/25, Ready Spaces, 575 N. Midland Ave., Block 1701, Lot 1.02 \$148.75

Paparozzi Associates Inc., 7/01/25, Qawiya, LLC, 82 Midland Avenue, Block 401, Lot 2.01 \$760.00

Birchwale Pellino & Cialone, 7/24/25, Qawiya, LLC, 82 Midland Avenue, Block 401, Lot 2.01 \$687.00

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

## **11. ADJOURN**