

TOWNSHIP OF SADDLE BROOK

ZONING BOARD OF ADJUSTMENT AGENDA

December 1, 2025 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday December 1, 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.) Gino Latona, 22 Weller Terrace, Block 1813, Lot 9

The Applicant proposes a front porch, side and rear additions and add-a-level that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

B.) Wladyslaw Gusciora, 475 Hobson Avenue, Block 702, Lot 22

The Applicant proposes to convert a single family dwelling to a two family dwelling that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

C.) Mark & Kari Fritsch, 175 Hayes Drive, Block 1714, Lot 1

The Applicant proposes a mother/daughter, front porch and 2nd floor addition that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

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

The Applicant requests a reconsideration of a prior approval granted by the Zoning Board of Adjustment at the October 6, 2025 meeting.

E.) Carmen Sta Maria, 145 Market Street, Block 609, Lot 9

The Applicant proposes a mixed use structure consisting of a restaurant on the first floor and apartments on the second and third floors that do not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

6. RESOLUTIONS

A.) Approval Christopher Stanton, 141 Cambridge Avenue, Block 1506, Lot 31

B.) Approval Saddle Brook BOE, 540 Saddle River Road, Block 1308, Lot 2

C.) Approval Saddle Brook BOE, 225 Market Street, Block 506, Lot 1

7. MINUTES

Meeting of November 3, 2025 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 11/03/25 (22 Weller Terrace)
Anthony Kurus to the Zoning Board of Adjustment, 10/22/25 (475 Hobson Avenue)
Anthony Kurus to the Zoning Board of Adjustment, 11/05/25 (175 Hayes Drive)
Anthony Kurus to the Zoning Board of Adjustment, 8/27/24 (145 Market Street)
Anthony Kurus to the Zoning Board of Adjustment, Revised 9/23/25 (145 Market Street)
Anthony Kurus to the Zoning Board of Adjustment, Revised 9/26/25 (145 Market Street)

9. VOUCHERS

Neglia Engineering Assoc., 11/05/25, GBAR, 405-433 N. Midland Ave., Block 1401, Lot 12 \$345.00
Neglia Engineering Assoc., 11/05/25, 390 Realty, LLC, 390 Floral Lane, Block 1402, Lot 1 \$345.00
Neglia Engineering Assoc., 11/05/25, Best Budz, 253 Route 46, Block 120, Lot 5 \$1152.50
Neglia Engineering Assoc., 11/05/25, Gusciora, 475 Hobson Avenue, Block 702, Lot 22 \$205.00
Birchwale Pellino & Cialone, LLC, 11/19/25, Stanton, 141 Cambridge Ave., Block 1506, Lot 31 \$250.00

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN