

TOWNSHIP OF SADDLE BROOK ZONING BOARD OF ADJUSTMENT AGENDA

January 12, 2026 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday January 12, 2026 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.) 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.

(Applicant was carried from the December 1, 2025 meeting without further notice required.)

B.) Christopher, 365 President Street, 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.) 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.

(Applicant was carried from the December 1, 2025 meeting without further notice required.)

6. RESOLUTIONS

A.) Approval Gino Latona, 22 Weller Terrace, Block 1813, Lot 9

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

C.) Approval Greater Bergen Realtors, 405-433 N. Midland Avenue, Block 1401, Lot 12

D.) Denial of Amendment Greater Bergen Realtors, 405-433 N. Midland Avenue, Block 1401, Lot 12

7. MINUTES

Meeting of December 1, 2025 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 12/08/25 (365 President Street)

Frank Barrale to the Zoning Board of Adjustment, 2025 ZBA Application Report

9. VOUCHERS

Neglia Engineering Assoc., 12/04/25, Fritsch, 175 Hayes Drive, Block 1714, Lot 1 \$205.00
Neglia Engineering Assoc., 12/04/25, Latona, 22 Weller Terrace, Block 1813, Lot 9 \$205.00
Neglia Engineering Assoc., 12/04/25, Stanton, 141 Cambridge Avenue, Block 1506, Lot 31 \$332.50
Birchwale Pellino & Cialone, LLC, 11/24/25, Third Quarter Retainer \$875.00
Birchwale Pellino & Cialone, LLC, 12/04/25, Latona, 22 Weller Terrace, Block 1813, Lot 9 \$250.00
Birchwale Pellino & Cialone, LLC, 12/17/25, Fritsch, 175 Hayes Drive, Block 1714, Lot 1 \$250.00
Birchwale Pellino & Cialone, LLC, 12/30/25, GBAR, 405-433 N. Midland Ave., Blk 1401, Lot 12 \$688.50

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN