

**TOWNSHIP OF SADDLE BROOK  
ZONING BOARD OF ADJUSTMENT AGENDA  
March 2, 2026 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday March 2, 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.) Betty Ferreiras, 353 First Street, Block 109, Lot 13**

The Applicant proposes an open front portico over an existing concrete platform that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

**B.) Michelle & Stephen Wiessner, 31 Cogor Street, Block 515, Lot 9**

The Applicant proposes to install a new 6-foot-high solid privacy fence within the front yard of the property along the South Street frontage. The fence is proposed along a portion of the westerly property line and continues along the southern property line, terminating at the southwestern corner of the existing dwelling where a gate is proposed.

**C.) Puccio IV, LLC, 487 Market Street, Block 705, Lot 29**

The Applicant proposes to construct a 93 square foot illuminated wall sign to identify the building, in addition to the existing retail/commercial signs for the ground floor tenants that were approved on April 1, 2024 under a separate Zoning Board of Adjustment Application.

**D.) 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”.

**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.

**(Applicant was initially heard at the December 1, 2025 meeting and was carried without further notice to the January 12, 2026 meeting and then carried again to the March 2, 2026 meeting without further notice required.)**

**6. RESOLUTIONS**

None

**7. MINUTES**

Meeting of February 2, 2026 Regular Meeting

**8. COMMUNICATIONS**

Anthony Kurus to the Zoning Board of Adjustment, 12/17/25 (575 North Midland Avenue)  
Anthony Kurus to the Zoning Board of Adjustment, 1/12/26 (353 First Street)  
Anthony Kurus to the Zoning Board of Adjustment, 2/06/26 (487 Market Street)  
Anthony Kurus to the Zoning Board of Adjustment, 2/10/26 (31 Cogger Street)  
Gary Paparozzi to the Zoning Board of Adjustment, 2/15/26 (487 Market Street)

**9. VOUCHERS**

Neglia Engineering Assoc., 2/13/26, Qawiya, 82 Midland Avenue, Block 401, Lot 2.01 \$337.50  
Neglia Engineering Assoc., 2/13/26, Carmen Sta Maria, 145 Market St., Block 609, Lot 9 \$494.00  
Paparozzi Associates Inc., 1/30/26, Various Applications \$168.30  
Return of Unused Escrow, R. Kelley, 22 Chelsea Drive, Block 602, Lot 24 \$19.28  
Return of Unused Escrow, Matthew Kelley, 101 Graham Terrace, Block 1508, Lot 11 \$905.06  
Return of Unused Escrow, Allan LaRobardier, 122 Platt Avenue, Block 506, Lot 9 \$166.00

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

**11. ADJOURN**