

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
June 1, 2026 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday June 1, 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.) 230 Market Street, LLC, 226-230 Market Street, Block 514, Lot 1

The Applicant proposes to convert the existing mechanic shop to a convenience store that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today. **The proposed convenience store would be an expansion of a pre-existing, nonconforming use.**

B.) 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”. **(Applicant was initially heard at the March 2, 2026 meeting and was intended to be carried to the April 6, 2026 meeting but due to scheduling conflicts they were unable to appear until this meeting.)**

6. RESOLUTIONS

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

7. MINUTES

Meeting of May 4, 2026 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 5/14/26 (226-230 Market Street)

Gary Paparozzi to the Zoning Board of Adjustment, 5/09/26 (226-230 Market Street)

9. VOUCHERS

Neglia Engineering Assoc., 5/06/26, Carmen Sta Maria, 145 Market St., Block 609, Lot 9 \$247.00

Birchwale Pellino & Cialone, LLC, 4/22/26, Carmen Sta Maria, 145 Market St., Blk 609, Lot 9 \$763.50

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN