

**TOWNSHIP OF SADDLE BROOK  
ZONING BOARD OF ADJUSTMENT AGENDA  
May 4, 2026 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday May 4, 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.) 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 and then again to the April 6, 2026 meeting without further notice required and then once more to the May 4, 2026 meeting).**

**6. RESOLUTIONS**

**NONE**

**7. MINUTES**

Meeting of April 6, 2026 Regular Meeting

**8. COMMUNICATIONS**

**NONE**

**9. VOUCHERS**

Neglia Engineering Assoc., 4/13/26, Puccio IV, LLC, 487 Market St., Block 705, Lot 29 \$247.00  
Neglia Engineering Assoc., 4/13/26, Ready Spaces, 575 N. Midland Ave., Blk 1701, Lot 1.02 \$247.00  
Neglia Engineering Assoc., 4/13/26, Carmen Sta Maria, 145 Market St., Block 609, Lot 9 \$123.50  
Birchwale Pellino & Cialone, LLC, 4/21/26, First Quarter 2026 Retainer \$875.00  
Birchwale Pellino & Cialone, LLC, 4/22/26, Carmen Sta Maria, 145 Market St., Blk 609, Lot 9 \$825.00  
Return of Unused Escrow, Qawiya, 82 Midland Avenue, Block 401, Lot 2.01 \$1392.96  
Return of Unused Escrow, Carlo Sagri, 158 Schepis Avenue, Block 1715, Lot 25 \$26.55

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

**11. ADJOURN**