

**TOWNSHIP OF SADDLE BROOK  
ZONING BOARD OF ADJUSTMENT MINUTES  
April 6, 2026 Regular Meeting**

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday April 6, 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**

Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Mr. Latona, Mr. Schmelz, Mr. Duffy – Present.  
Ms. Nobile, Mr. Burbano, Mr. Francin and Mr. Gjorgievski are absent.  
Mr. Cialone the Board Attorney, Mr. Kurus the Board Engineer and Mr. Paporozzi the Board Planner are absent.  
Diane Testa sits in for Mr. Cialone the Board Attorney.  
Mr. Latona sits in for Ms. Nobile and Mr. Schmelz sits in for Mr. Burbano.

**5. NEW BUSINESS**

**A.) 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 had requested to be carried to the April 6, 2026 meeting without further notice but due to scheduling conflicts they have requested to be carried to the June 1, 2026 meeting without further notice and have consented to the extension of time for the Board to act.)**

Mr. Schilp makes a motion seconded by Ms. Murray to adjourn the application until the June 1, 2026 meeting without further notice.  
All in favor – YES.

**B.) 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.)**

The applicant’s attorney is sick and they have requested to be carried to the May 4, 2026 meeting without further notice.

Mr. Schilp makes a motion seconded by Ms. Murray to adjourn the application until the May 4, 2026 meeting without further notice.  
All in favor – YES.

## **6. RESOLUTIONS**

- A.) Approval Betty Ferreiras, 353 First Street, Block 109, Lot 13
- B.) Approval Stephen & Michelle Wiessner, 31 Cogger Street, Block 515, Lot 9
- C.) Approval Puccio IV, LLC, 487 Market Street, Block 705, Lot 29

Mr. Schilp makes a motion seconded by Ms. Murray to approve the resolutions.  
Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Latona, Mr. Schmelz, Mr. Duffy – YES.

## **7. MINUTES**

Meeting of March 2, 2026 Regular Meeting

Mr. Schilp makes a motion seconded by Ms. Murray to read and file. All in favor – YES.

## **8. COMMUNICATIONS**

Simone D. Calli to the Zoning Board of Adjustment, 3/03/26 (575 North Midland Avenue)

Mr. Schilp makes a motion seconded by Ms. Murray to read and file. All in favor – YES.

## **9. VOUCHERS**

Neglia Engineering Assoc., 3/09/26, Qawiya, 82 Midland Avenue, Block 401, Lot 2.01 \$247.00  
Neglia Engineering Assoc., 3/09/26, Puccio IV, LLC, 487 Market St., Block 705, Lot 29 \$882.00  
Neglia Engineering Assoc., 3/09/26, Stephen Wiessner, 31 Cogger St., Block 515, Lot 9 \$112.50  
Neglia Engineering Assoc., 3/09/26, Artur Myrto, 315 Seventh St., Block 115, Lot 5 \$168.75  
Birchwale Pellino & Cialone, LLC, 3/03/26, Betty Ferreiras, 353 First St., Block 109, Lot 13 \$250.00  
Birchwale Pellino & Cialone, LLC, 3/04/26, Wiessner, 31 Cogger St., Block 515, Lot 9 \$250.00  
Birchwale Pellino & Cialone, LLC, 3/20/26, Puccio IV, LLC, 487 Market St., Block 705, Lot 29 \$825.00  
Paparozzi Associates Inc., 3/16/26, Puccio IV, LLC, 487 Market St., Block 705, Lot 29 \$475.00  
Paparozzi Associates Inc., 3/16/26, Ready Spaces, 575 N. Midland Ave., Block 1701, Lot 5 \$133.00  
Paparozzi Associates Inc., 3/16/26, Carmen Sta Maria, 145 Market St., Block 609, Lot 9 \$322.00  
Return of Unused Escrow, Wafaa Morcos, 122 Graham Terrace, Block 1509, Lot 5 \$18.37  
Return of Unused Escrow, Leslie Polanco, 278 Madison Avenue, Block 414, Lot 1 \$18.36  
Return of Unused Escrow, Gene Palko, 102 Jamros Terrace, Block 1206, Lot 16 \$15.80

Ms. Murray makes a motion seconded by Mr. Schilp to pay if the funds are available. All in favor – YES.

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

Ms. Murray makes a motion seconded by Mr. Schilp to open to the public.

Mr. Duffy – Hearing no one.

Mr. Schilp makes a motion seconded by Ms. Murray to close to the public. All in favor – YES.

## **11. ADJOURN**

Ms. Murray makes a motion seconded by Mr. Schilp to adjourn the meeting. All in favor – YES.