

**TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
July 6, 2026 Regular Meeting**

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

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.) Saddle Brook SG West, LLC, 275-323 North Midland Avenue,
Blocks 1201 & 1202, Lot 1 & 2 and Block 1202, Lots 30-32, 32.01, 33-35**

The Applicant proposes to remove and replace four (4) existing billboards within the subject property with new foundations, monopoles, and structures of the same size and within the same locations that do not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

6. RESOLUTIONS

A.) Approval Ready Spaces Management, LLC, 575 North Midland Avenue, Block 1701, Lot 1.02

7. MINUTES

Meeting of June 1, 2026 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 12/09/25 (275,279,280,285,291,321,323 N. Midland Avenue)

Anthony Kurus to the Zoning Board of Adjustment, Revised 6/04/26 (275,279,280,285,291,321,323 N. Midland Avenue)

Gary Paparozzi to the Zoning Board of Adjustment, 6/15/26 (275,279,280,285,291,321,323 N. Midland Avenue)

9. VOUCHERS

Neglia Engineering Assoc., 6/10/26, Carmen Sta Maria, 145 Market St., Block 609, Lot 9 \$370.50
Neglia Engineering Assoc., 6/10/26, Saddle Brook SG West, LLC, 275-323 North Midland Avenue, Block 1201, Lot 1 \$615.00

Neglia Engineering Assoc., 6/10/26, Artur Myrto, 315 Seventh Street, Block 115, Lot 5 \$697.00

Neglia Engineering Assoc., 6/10/26, 230 Market St., LLC, 226 Market St., Block 514, Lot 1 \$1,517.00

Neglia Engineering Assoc., 6/10/26, Wilfred & Rita Itondo, 28 Danna Way, Block 1816, Lot 8 \$150.00

Neglia Engineering Assoc., 6/10/26, Anthony Scaturro, 494 Steinway Rd., Block 702, Lot 9 \$150.00

Neglia Engineering Assoc., 6/10/26, Leone, 522 Saddle River Rd., Block 1309, Lot 6.01 \$410.00

Birchwale Pellino & Cialone, LLC, 6/25/26, Ready Spaces, 575 N. Midland Ave., Blk 1701, Lot 1.02 \$1,815.00

Paparozzi Associates Inc., 6/11/26, Ready Spaces, 575 N. Midland Ave., Blk 1701, Lot 1.02 \$150.00

Paparozzi Associates Inc., 6/11/26, Carmen Sta Maria, 145 Market St., Block 609, Lot 9 \$75.00

Paparozzi Associates Inc., 6/11/26, 230 Market St., LLC, 226 Market St., Block 514, Lot 1 \$563.00

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN