

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT AGENDA
March 4, 2024 Regular Meeting (Revised 3/04/24)

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday March 4, 2024 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.) Inhale Industries Inc., 249 Route 46, Block 120, Lot 5

Applicant requests a microbusiness cannabis cultivation and retail establishment that does not conform the Zoning Ordinance for the Township of Saddle Brook, as it exists today. **(Applicant was carried without further notice from the October 2nd meeting due to a request from the owner of a neighboring property objecting to the application and requesting an adjournment so they may be heard at the November 6, 2023 meeting. The applicant did not complete their testimony at the November meeting and have been carried to the December 4, 2023 meeting without further notice. The applicant did not complete their testimony at the December 4, 2023 meeting and was carried again without further notice to the January 8, 2024 meeting but were unable to appear and asked to be carried to the February 5, 2024 meeting. The applicant appeared at the February 5, 2024 meeting and requested an adjournment to the March 4, 2024 meeting as he has retained new counsel).**

B.) Janelle & Josue Badia, 53 Jamros Terrace, Block 1302, Lot 7

Applicant requests a front open porch, left side and right side two story addition and in ground pool with pavers that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

C.) Matthew Kelley, 101 Graham Terrace, Block 1508, Lot 11

Applicant requests a rear addition and add-a-level that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

D.) IV3 74 Kenny Place, LLC, 74 Kenny Place (a/k/a 16 Kenny Pl.), Block 1008, Lot 3

Applicant requests to operate a warehouse and administrative offices with the addition of a manufacturing business that does not conform to the zoning ordinance for the Township of Saddle Brook, as it exists today.

6. RESOLUTIONS

- A.) Approval for Villanueva, 106 Jamros Terrace, Block 1203, Lot 17
- B.) Approval for Chefler Foods, LLC, 400 Lyster Avenue, Block 1009, Lot 9

7. MINUTES

Meeting of February 5, 2024 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 10/30/23 (53 Jamros Terrace)
Anthony Kurus to the Zoning Board of Adjustment, 1/09/24 (53 Jamros Terrace)
Anthony Kurus to the Zoning Board of Adjustment, 1/25/24 (53 Jamros Terrace)
Anthony Kurus to the Zoning Board of Adjustment, 2/22/24 (74 Kenny Place)
Anthony Kurus to the Zoning Board of Adjustment, 2/23/24 (101 Graham Terrace)
John L. Schettino to Lawrence Calli, Esq. 2/06/24 (re: Ready Spaces)
Richard J. Kapner, Esq. to the Zoning Board of Adjustment 2/07/24 (re: 249 Route 46)
Richard J. Kapner, Esq. to the Zoning Board of Adjustment 2/22/24 (re: 249 Route 46)

9. VOUCHERS

Basile Birchwale & Pellino, 2/07/24, Inhale Industries, 249 Route 46, Block 120, Lot 5 \$187.50
Basile Birchwale & Pellino, 2/14/24, Villanueva, 106 Jamros Terrace, Block 1203, Lot 17 \$312.50
Neglia Engineering Assoc., 2/13/24, Deugen Development, 210 Rt. 46, Block 105, Lots 2&3 \$2092.50
Neglia Engineering Assoc., 2/13/24, Janelle Badia, 53 Jamros Terrace, Block 1302, Lot 7 \$350
Neglia Engineering Assoc., 2/13/24, EPIC-IC, 224 Midland Avenue, Block 101, Lot 5 \$307.50

*** The following vouchers were added on 2/27/24.**

- * Basile Birchwale & Pellino, 2/26/24, Inhale Industries, 249 Route 46, Block 120, Lot 5 \$56.25
- * Basile Birchwale & Pellino, 2/26/24, Chefler Foods, 400 Lyster Avenue, Block 1009, Lot 9 \$406.25
- * Basile Birchwale & Pellino, 2/26/24, Ready Spaces, 575 N. Midland Ave., Blk 1701, Lot 1.02 \$312.50

**** The following voucher was added on 3/04/24.**

- ** Paparozzi Associates Inc., 2/29/23, IV3 74 Kenny Place, 74 Kenny Pl., Block 1008, Lot 3 \$712.50

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN