

**BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD**

**MEETING MINUTES – THURSDAY, JUNE 26, 2014**

Mr. Virgona called the meeting to order at 7:30 p.m. The following statement was read:  
Pursuant to The Open Public Meetings Act P.L. 1975, Chapter 231, proper notice of this meeting has been provided by fax and mail to The Record and The Ridgewood News on December 23, 2013 and June 11, 2014 at which time the date, time, place and purpose of the meeting was set forth and notice was posted on the official bulletin board in the Borough Hall.

**Present:** Mr. Virgona, Mr. Polizzi, Councilman DeBerardine, Councilman Durante, Mr. Preusch  
Mr. Friedman, Mr. Prober, Mr. Stutman, Ms. Rosenthal, Mr. Bakal, Mr. Richardi

**Absent:** Mr. Wortmann

**Also Present:** Mayor Minichetti  
Mark Madaio, Esq., Planning Board Attorney  
Eileen Boland, P.E., Planning Board Engineer  
Joseph Burgis, P.P., Borough Planner

**CORRESPONDENCE:**

1. After reviewing correspondence from Bruce Whitaker, Esq., dated June 19, 2014, Mr. Virgona announced the application of **Nirchio – 16 Oak Drive, Block 1210 – Lot 3** is carried to the Wednesday, August 13, 2014 meeting at 7:30 p.m. without further notice required.

**WORK SESSION**

**1. COAH Regulations**  
(Joseph Burgis, Borough Planner)

Mr. Burgis advised COAH had introduced a new set of 3<sup>rd</sup> round substantive rules establishing a ten year housing cycle (20014-2024). Mr. Burgis reviewed each of the three components of the municipality's affordable housing obligation: Rehabilitation Share (present need); Unanswered Prior Obligation and Fair Share of Prospective Need. Mr. Burgis advised the new 3<sup>rd</sup> round substantive rules proposed by COAH published in the June 2, 2014 NJ Registry, commencing a 60 day public comment period become effective November 17, 2014. Discussion followed.

In response to comments from the Board, Mr. Burgis suggested so as not to lose time when the final regulations become effective, the Board begin the process of analyzing the proposed regulations, assessing the Borough's Housing Element and Fair Share Plan and preparing a comment letter for submission to COAH.

## **REGULAR MEETING**

**APPROVAL OF MINUTES:** A motion to adopt the minutes of the Wednesday, June 11, 2014 meeting by Councilman DeBeradine seconded by Mr. Friedman was unanimously approved by all Members present.

## **RESOLUTION** (*Memorialization*)

1. Application of **Maric Builders LLC** ***APPROVED***  
**50 Lilline Lane – Block 705 – Lot 23**  
(Major Soil Moving; Height Variance/*New Home Construction*)

Mr. Madaio reviewed the Resolution. A motion by Councilman DeBerardine to adopt the Resolution as presented seconded by Mr. Prober.

## **Roll Call**

**Ayes:** 8 Councilman DeBerardine, Mr. Prober, Mr. Stutman, Mr. Friedman Ms. Rosenthal, Mr. Bakal, Mr. Richardi, Mr. Polizzi.

## **PUBLIC HEARING**

1. Application of **Michael & Giuseppina Nirchio** (*Carried to Wednesday, August 13, 2014*)  
**16 Oak Drive – Block 1210 – Lot 3**  
(Improvement Coverage; Building Coverage; Front, Side & Rear Yard Setbacks/*Inground Pool, Cabana, Outdoor Kitchen, Covered Patio*)

## **PUBLIC COMMENT**

A motion to open the Meeting to Members of the public by Councilman Durante seconded by Mr. Polizzi. No one appeared to provide comment.

## **ADJOURNMENT**

A motion to adjourn by Mr. Friedman seconded by Mr. Richardi was unanimously approved by all Members present. Meeting adjourned at 8:22 p.m.

Respectfully submitted,

Linda Marmora  
Clerk

