

**BOROUGH OF UPPER SDADDLE RIVER PLANNING BOARD**

**MEETING MINUTES – THURSDAY, SEPTEMBER 26, 2013**

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 28, 2012 and September 11, 2013 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.

**PLEDGE OF ALLEGIANCE**

**Present:** Mr. Virgona, Mr. Polizzi, Mayor Minichetti, Councilman Durante, Councilman DeBerardine, Mr. Preusch, Mr. Prober, Mr. Friedman, Mr. Stutman, Mr. Richardi

**Absent:** Mr. Wortmann, Mr. Abramson, Ms. Rosenthal, Ms. Miller

**Also Present:** Mark Madaio, Esq., Planning Board Attorney  
Christopher Statile, P.E., Planning Board Engineer

**OATH OF ALLEGIANCE**

**APPROVAL OF MINUTES:** A motion by Mr. Polizzi seconded by Councilman DeBerardine to adopt the minutes of the August 22, 2013 meeting was unanimously approved by all Members present.

**CORRESPONDENCE**

After reviewing a letter dated September 11, 2013 from Bruce Whitaker, Esq., Mr. Virgona advised the public hearing in regard to the application of **GaGa Realty LLC – 209 Route 17 South, Block 1301 – Lot 12** is to be carried to the Thursday, October 24, 2013 meeting without further notice required. Mr. Virgona also advised the applicant has extended the statutory time limitation to October 25, 2013.

**PUBLIC HEARING**

1. Application of **GaGa Realty, LLC – 209 Route 17 South – Block 1301 – Lot 12**  
(Preliminary Site Plan w Variances (*Construction/New Commercial Building/Retail Use*))

*Carried to Thursday, October 24, 2013 P. Hearing at 7:30 p.m.*

## **PUBLIC COMMENT**

Mr. Virgona opened the meeting to Members of the Public. No one appeared to provide comment.

## **ADJOURNMENT**

A motion at 7:33 p.m. by Councilman DeBerardine seconded by Councilman Durante to adjourn the Regular Meeting and commence the Work Session Meeting was unanimously approved by all Members present.

## **WORK SESSION**

### *(Informal Conceptual Review)*

#### **1. Ramsey Auto Group** **650 East Crescent Avenue – Block 601 – Lot 9 (Tex Wipe Building)** (Site Plan)

Bruce Whitaker, Esq. representing Ramsey Auto Group, advised his client is the contract purchaser of the property located at 650 East Crescent Avenue, where they are hoping to locate the service facility having all the expected amenities for their Subaru of Ramsey Automobile Dealership .

Mr. Whitaker distributed for the Board's perusal a (1) page copy of the Plot Plan and (1) page copy of the Floor Plan of the existing facility dated 2006 prepared by Pulice/Williams Architects.

Mr. Whitaker provided a brief overview of the concept to re-design the interior of the building in order to accommodate (22) service bays, administrative offices, auto parts storage, lounge, children's play area, and a small cafeteria for those customers waiting for their vehicles. Mr. Whitaker advised the exterior of the site would not change.

Mr. Whitaker advised to the hours of operation, maximum number of vehicles serviced per day; and parts delivery per diem. Absolutely no auto body repair work or painting will be conducted at this facility; and no outdoor storage of refuse. The building is already equipped with a sprinkler system and the site contains 160 parking spaces, some of which will be used in the future to store new vehicles.

In response to comments from the Board regarding directional signage, Mr. Whitaker advised traffic concerns would be addressed through testimony provided at a Public Hearing. The caretaker's house located to the rear of the building will be demolished and replaced with an additional parking area.

Mr. Whitaker explained the concept is for the customer to drive in, park the vehicle, consult with a service representative, and be directed to the lounge area to wait for the service to be completed, pick up the vehicle and drive out.

Mr. Sta commented a “d” variance would be required for the concept of use. The rear portion of the property is located within the storm water management area and therefore cannot be developed. Mayor Minichetti expressed concern for the Condominium Development located adjacent to the property.

Discussion followed. Mr. Whitaker advised he would file a formal application and request to be scheduled at a Work Session Meeting.

### **Public Comment**

Mr. Virgona opened the Meeting to Members of the public. No one appeared to provide comment.

### **Adjournment**

A motion to adjourn by Councilman Durante seconded by Councilman DeBerardine was unanimously approved by all Members present. Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Linda Marmora  
Clerk