

**BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD**

**MEETING MINUTES – THURSDAY, JANUARY 28, 2016**

Mr. Virgona called the meeting to order at 7:35 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, 2015 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, Councilman DeBerardine, Mr. Bakal, Mr. Jacobs, Mr. Richardi, Ms. Miller, Mr. Bonjuklian

**Absent:** Mayor Minichetti, Mr. Preusch, Mr. Polizzi, Mr. Donato

**Also Present:** Mark Madaio, Esq., Planning Board Attorney

**PUBLIC ANNOUNCEMENT:**

After reviewing correspondence dated January 27, 2016 from Antimo DelVecchio, Esq., Mr. Virgona advised the application of **East Crescent Development Corp. LLC – 558 & 572 E. Crescent Avenue – Block 601 – Lots 2 & 3** is carried to the Wednesday, March 9, 2016 Public Hearing without further noticing required.

**APPROVAL OF MINUTES:** A motion to adopt the minutes of the January 13, 2016 meeting by Councilman DeBerardine seconded by Ms. Miller was unanimously approved by all Members present.

**RESOLUTIONS**

***(Professional Services 2016)***

A motion by Mr. Richardi seconded by Ms. Miller to adopt the Resolutions engaging the professional services of Mark Madaio, Esq., Planning Board Attorney; and Eileen Boland, P.E., Boswell Engineering, Planning Board Engineer.

**Roll Call**

**Ayes:** 7 Mr. Richardi, Ms. Miller, Councilman DeBerardine, Mr. Bakal, Mr. Jacobs, Mr. Bonjuklian, Mr. Virgona

## **RESOLUTIONS**

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

1. Application of **24 Parkway LLC d/b/a Triangle Manufacturing Co., Inc.** ***APPROVED***  
**46 Parkway – Block 1301 – Lots 1.20; 1.21 & 1.22**  
(Bulk Variances: Height, Size & Location/As Built Ground Mounted Sign)

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

### **Roll Call**

**Ayes:** 5 Councilman DeBerardine, Mr. Bakal, Mr. Jacobs, Mr. Richardi, Mr. Virgona

2. Application of **Alan & Irene Antonucci** ***APPROVED***  
**3 Dansfield Court – Block 811 – Lot 5.01**  
(Interpretation & Bulk Variance/*Front Yard Setback/Generator*)

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

### **Roll Call**

**Ayes:** 5 Councilman DeBerardine, Mr. Jacobs, Mr. Bakal, Mr. Richardi, Mr. Virgona

## **PUBLIC HEARING**

1. Application of **Blake Gardens LLC**  
**62 Sparrowbush Road – Block 502 – Lot 1.01**  
(Appeal Decision of Zoning Officer's Letter of Denial/  
Renovation, Expansion, Use & Occupancy/Existing Single Family Dwelling/  
*Alzheimer/Dementia Group Home*)

Mr. Madaio advised the application has been carried for many months at the request of the applicant while negotiation with the Governing Body concerning a land swap is progressing. Mr. Madaio suggested in fairness to the public, the Board consider dismissing the application without prejudice; requiring new public notice should the application be reactivated. Brief discussion followed.

A motion to dismiss the application without prejudice by Mr. Bakal seconded by Councilman DeBerardine.

### **Roll Call**

**Ayes:** 7 Mr. Bakal, Councilman DeBerardine, Mr. Jacobs, Mr. Richardi, Ms. Miller,  
Mr. Bonjuklian, Mr. Virgona

## **PUBLIC COMMENT**

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

## **ADJOURNMENT**

A motion to adjourn by Councilman DeBerardine seconded by Ms. Miller was unanimously approved by all Members present. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Linda Marmora  
Clerk