

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING MINUTES

WEDNESDAY, JUNE 8, 2016

Mr. Polizzi 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 to The Record and The Ridgewood News on December 23, 2015 at which time the date, time, place and purpose of the meeting were set forth and notice was posted on the official bulletin board in the Borough Hall.

PLEDGE OF ALLEGIANCE

Present: Mr. Polizzi, Mr. Preusch, Mr. Bakal, Mr. Richardi, Mr. Jacobs, Mr. Donato, Ms. Miller, Mr. Bonjuklian

Absent: Mr. Virgona, Mayor Minichetti, Councilman DeBerardine

Also Present: Eileen Boland, P.E., Borough/Planning Board Engineer

APPROVAL OF MINUTES: A motion to adopt the minutes of the May 11, 2016 and May 26, 2016 meetings by Mr. Jacobs seconded by Mr. Bonjuklian was unanimously approved by all Members present. Mr. Preusch requested the record reflect his abstention from approving the minutes of May 11, 2016 as he was not present at that meeting.

RESOLUTION (*Memorialization*)

1. Variance Application of **John DeNobile** ***APPROVED***
40 Dogwood Hill Road – Block 1221 – Lot 10
(Bulk Variances/As Built/Pool/Cabana)

A motion to adopt the Resolution as presented by Mr. Bonjuklian seconded by Ms. Miller.

Roll Call

Ayes: 6 Mr. Bonjuklian, Ms. Miller, Mr. Preusch, Mr. Bakal, Mr. Jacobs, Mr. Polizzi

INFORMAL CONCEPTUAL REVIEW

1. **Church of the Presentation**
277 West Saddle River Road – Block 1114- Lot 4
(Amended Site Plan Approval/Addition)

William Strasser, Esq., representing the applicant, and Father Robert Stagg, Presentation Church Pastor, explained the dated design of the Church is in need of additional worship and meeting space in order to better serve the parish and its many programs. Alexander Lapatka, P.E. gave an overview of the proposed project that would include a Narthex to the front of the Church serving as an entry space

for parishioners to gather before and after service; connecting the auditorium with the main area of the Church; and the construction of (3) meeting rooms in the rear portion of the building.

Mr. Lapatka reviewed the three (3) variances associated with the project: 383 parking spaces vs. 458 required; 146 ft. front yard setback vs. 150 ft. required; 112 ft. side yard setback vs. 150 ft. required.

In response to comments from the Board, Mr. Strasser said the only time parking is an issue is on major holidays when the overflow can park on the existing soccer field.

Mr. Lapatka reviewed the engineering aspect associated with the old septic system and advised an application will be submitted to the DEP regarding the septic system and drainage plan located within the Flood Plain.

Discussion followed regarding variances for building height and expansion of conditional use pertaining to the covered walkway.

A motion by Mr. Bonjuklian seconded by Mr. Jacobs to open the Meeting to Members of the public pertaining to the conceptual review. No one appeared to provide comment.

Mr. Strasser advised a formal application and Plans would be filed for review by the Board's professionals.

PUBLIC COMMENT

A motion by Mr. Bonjuklian seconded by Ms. Miller to open the Meeting to Members of the public.

John Giudice, 22 Ripplewood Drive, requested discussion pertaining to the Apple Ridge Development. In response, Mr. Giudice was advised this application had been finalized at a previous meeting and is not on the Agenda; however he was informed to submit any further inquiries to the Board in writing.

With no further comments from the Public, Mr. Polizzi closed that portion of the meeting.

DISCUSSION

A motion by Mr. Bakal seconded by Mr. Richardi to cancel the Wednesday, July 13, 2016 meeting due to lack of quorum was unanimously approved by all Members present.

ADJOURNMENT

A motion to adjourn by Mr. Bakal seconded by Mr. Preusch was unanimously approved by all Members present. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Linda Marmora
Clerk

