

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD

MEETING MINUTES – MARCH 28, 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 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 DeBerardine, Mr. Preusch, Mr. Wortmann, Mr. Friedman, Mr. Prober

Absent: Mr. Stutman, Ms. Rosenthal, Ms. Miller, Mr. Abramson, Mr. Richardi

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

Mr. Virgona announced the application of **A.D. P. P. 142 Route 17 North – Block 1304 – Lot 10** scheduled on the Public Hearing Agenda has been withdrawn.

WORK SESSION

1. **Triangle Manufacturing**
26 Park Way – Block 1301 – Lot 1.20
(For Discussion/Site Plan Approval Requirement)

James Jaworski, Esq. represented the applicant. Mr. Jaworski stated the applicant has filed an Occupancy Approval Application for review by the Planning Board in connection for site plan waiver and use permits in accordance with Code Section Chapter 126-7, 126-8 and Chapter 150-36. The following document was submitted and identified: *A-1*: Site Scheme Plans, prepared by Thomas Ashbahian, P.E., dated February 25, 2013. Mr. Jaworski advised the building is currently used as a warehouse and office facility, permitted uses in the H-1 Zone district. The applicant is proposing to use the structure for light manufacturing and office use, also a permitted use in the H-1 Zone. No changes are proposed for the building, only (2) changes to the interior will be perceived from the outside: the installation of a man door and windows added to the mezzanine area where the lunch room is to be located. The south entrance area will be re-stripped to pick up a few parking spaces.

Material Data Safety Sheets were submitted and identified as *A-2*. Mr. Jaworski explained in the process of manufacturing precision instruments, solvents are handled in small quantities that are collected and managed by Safety Kleen, employing the same procedures already in place at the other buildings occupied by the applicant.

In response to comments from the Board, Mr. Jaworski advised there are no changes to the building. At this time, signage is not proposed, however, the applicant will return when the need is determined.

In response to comments from the Board, Mr. Jaworski advised that all Ramsey residents located within 200 ft. have been notified. As all activity is conducted with a closed building, noise is not an issue. The door and windows are to be installed on the north side of the building.

Mr. Madaio advised the proposed use is permitted, no variances are required. Site plan approval is not required as the proposed structural changes and construction permits are governed by the Building Department.

Mr. Virgona opened the Hearing to the public. No one appeared to testify.

With no further comments from the Board, Mr. Virgona closed the Hearing.

A motion by Mr. Friedman to approve the application for a change of occupancy permit as presented, seconded by Councilman DeBerardine.

Roll Call

Ayes: 8 Mr. Friedman, Councilman DeBerardine, Mayor Minichetti, Mr. Preusch, Mr. Prober, Mr. Wortmann, Mr. Polizzi, Mr. Virgona

2. Ordinance #2-13 Amendment to Borough Code – Chapter 150-11 *(Highway Retail & Commercial District/Uses Permitted)*

Mr. Madaio advised the Governing Body has referred to the Planning Board proposed Ordinance #2-13 changing the H-1R Zone to include new car dealerships, for their review, recommendation and comments.

Members briefly reviewed a Memo dated March 27, 2013 from Christopher Statile, P.E. Borough Engineer, and *“Regarding New Car Sales Ordinance Referral to Planning Board”*. Discussion followed regarding concern for commercial truck sales and vehicles rentals.

Mr. Virgona opened the Hearing to Members of the public. No one appeared to testify.

Mr. Madaio counseled Members, if all are in agreement, the Board can recommend the Governing Body adopt Ordinance 2-13 with the additional suggestions and attach a copy of Mr. Statile’s review letter for their consideration.

With no further comments from the Board or public, Mr. Virgona closed the Hearing.

A motion by Councilman DeBerardine recommending the Governing Body adopt Ordinance 2-13 with the suggestion to include restricting the sale of commercial vehicles weighing over 7,000 lbs., prohibit rental of vehicles and to consider comments contained in Mr. Statile’s review letter dated, March 27, 2013 seconded by Mr. Preusch.

Roll Call

Ayes: 8 Councilman DeBerardine, Mr. Preusch, Mayor Minichetti, Mr. Wortmann,
Mr. Prober, Mr. Friedman, Mr. Polizzi, Mr. Virgona

APPROVAL OF MINUTES: February 28, 2013

A motion by Councilman DeBerardine to adopt the minutes of the February 28, 2013 meeting seconded by Mr. Preusch was unanimously approved by all Members present.

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 DeBerardine seconded by Mayor Minichetti was unanimously approved by all Members present. Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Linda Marmora
Clerk/Secretary