

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD

MEETING MINUTES – WEDNESDAY, NOVEMBER 12, 2014

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, 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, Councilman DeBerardine, Councilman Durante, Mr. Stutman, Mr. Wortmann, Ms. Rosenthal, Mr. Bakal

Also Present: Mark Madaio, Esq., Planning Board Attorney
Eileen Boland, P.E., Planning Board Engineer

Absent: Mr. Preusch, Mr. Friedman, Mr. Prober, Mr. Richardi

Mr. Virgona announced it was with great regret he had received the resignation notice of Planning Board Member, Bud Prober. On behalf of the Board, Mr. Virgona thanked Mr. Prober for his many years of service.

APPROVAL OF MINUTES: A motion by Councilman DeBerardine seconded by Councilman Durante to adopt the minutes of the October 23, 2014 meeting was unanimously approved by all Members present

CORRESPONDENCE

After reviewing a letter dated November 12, 2014 from Bruce Whitaker, Esq., Mr. Virgona announced the application of ***Ribellino – 31 Hampshire Hill Road – Block 205 – Lot 12*** would be carried to the Wednesday, January 14, 2015 meeting without further notice required.

PUBLIC HEARING

1. Application of **Michael & Giuseppina Nirchio** (*Continued from September 10, 2014*)
16 Oak Drive – Block 1210 – Lot 3
(Improvement Coverage; Building Coverage; Front, Side and Rear Yard Setback/
Inground Pool, Cabana, Outdoor Kitchen, Covered Patio)

Bruce Whitaker, Esq. representing the applicant, advised based upon feedback provided at the September 10, 2014 Public Hearing, additional modifications have been made to the proposed plan as provided in a revised Plot Plan dated January 31, 2014 revised through September 20, 2014 prepared by Douglas Doolittle P.E., identified as *A-1 Revised*; and a Landscape Plan dated July 30,

2014 revised September 23, 2014 prepared by Christopher Karach, L.A. Mr. Whitaker advised unfortunately Mr. Doolittle was unable to attend the meeting to provide his testimony.

Mr. Whitaker provided an introduction to and reviewed the following requested variances: 31.40% improvement coverage vs. 30% required; 18.82% building coverage vs. 15 % required; 26.42 rear yard setback to the proposed pool vs. 35 ft. required; 20 ft. rear yard setback to the proposed pool vs. 35 ft. required; 20 ft. side yard setback to the proposed cabana vs. 35 ft. required and 26.20 ft. proposed rear yard setback to the proposed covered patio roof overhang vs. 35 ft. required. Mr. Whitaker reiterated the applicant is proposing a modest pool on an elongated lot. Any pool installation would result in a rear yard setback.

Mr. Whitaker advised if the proposed plan is approved, a deed restriction can provide that the open patio with roof can never be enclosed.

Mr. Whitaker re-iterated that no trees are to be removed; tree protection would be adhered to as well as all non-disturbance areas around the lot. Any proposed lighting would be installed as to not glare onto adjacent properties.

Ms. Boland confirmed an increase in the building coverage and advised the numbers provided are accurate.

A motion to open the Hearing to Members of the public by Councilman Durante seconded by Mr. Polizzi. No one appeared to provide comment. Mr. Virgona closed that portion of the meeting.

Members provided comment regarding their issues with the (7) requested variances for improvement and building coverage. Further discussion ensued to reduce the proposed coverages and an alternative plan to rotate the pool out of the side yard setback and shield it from the road.

Mr. Whitaker advised he would submit revised plans to reduce the requested variances, relocate the pool and provide screening and landscaping.

Mr. Virgona announced the application would be carried to the Wednesday, December 10, 2014 meeting without further notice required.

PUBLIC COMMENT

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

ADJOURNMENT

A motion to adjourn the meeting by Councilman DeBerardine seconded by Councilman Durante was unanimously approved by all Members present. Meeting adjourned at 8:17 p.m.

Respectfully submitted,

Linda Marmora
Clerk

