

**BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD**

**MEETING MINUTES – WEDNESDAY, DECEMBER 9, 2015**

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 to The Record and The Ridgewood News on December 23, 2014 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. Richardi, Mr. Jacobs, Mr. Donato

**Absent:** Mr. Bakal, Ms. Rosenthal

**Also Present:** Mark Madaio, Esq., Planning Board Attorney  
Kevin Boswell, P.E., Nicole Ogrosso, P.E., Boswell Engineering  
for Eileen Boland, P.E., Borough Engineer  
Edward Snieckus, P.P., Burgis Associates, Borough Planner

**CORRESPONDENCE:**

After reviewing correspondence, Mr. Virgona announced the following applications listed on the Agenda are carried to the Wednesday, January 13, 2016 meeting at 7:30 p.m. without further noticing required:

1. Application of **25 Parkway LLC d/b/a Triangle Manufacturing Co., Inc.**  
**Block 1301 – Lots 1.20, 1.21 & 1.22**
2. Application of **Anthony & Irene Antonucci – 3 Danfield Court – Block 811 – Lot 5.01**
3. Application of **Blake Gardens LLC – 62 Sparrowbush Road – Block 502 – Lot 1.01**

**APPROVAL OF MINUTES:** A motion to adopt the minutes of the September 30, 2015 and October 14, 2015 meetings by Mr. Polizzi seconded by Mr. Jacobs was unanimously approved by all Members present.

**RESOLUTIONS** (*Memorialization*)

1. Application of **Apple Ridge USR LLC** ***APPROVED***  
**Carlough Road – Block 401 – Lots 2 & 4**  
(Preliminary & Final Major Subdivision w Variances, Soil Moving Permit;  
Site Remediation Soil Moving Permit/44 Single Family Residential Lots)

Mr. Madaio reviewed the Resolution. A motion by Mr. Preusch seconded by Mr. Wortmann to adopt the Resolution as presented.

**Roll Call**

**Ayes:** 7 Mr. Preusch, Mr. Wortmann, Mayor Minichetti, Mr. Jacobs, Mr. Donato, Mr. Polizzi, Mr. Virgona

- 2. Application of **Rosa & Anthony Grippa** ***APPROVED***  
**10 Partridge Hill – Block 901 – Lot 9**  
(Bulk Variances: Front & Side Yard Setbacks/*As Built Construction*)

Mr. Madaio reviewed the Resolution. A motion by Mr. Wortmann seconded by Mr. Polizzi to adopt the Resolution as presented.

**Roll Call**

**Ayes:** 7 Mr. Wortmann, Mr. Polizzi, Mr. Preusch, Mr. Richardi, Mr. Jacobs, Mr. Donato, Mr. Virgona

- 3. Application of **Gabriela & Narcis Naydenov** ***APPROVED***  
**21 Brook Road – Block 209 – Lot 7**  
(Soil Movement Permit/*New Home Construction*)

Mr. Madaio reviewed the Resolution. A motion by Mr. Wortmann seconded by Mr. Polizzi to adopt the Resolution as presented.

**Roll Call**

**Ayes:** 7 Mr. Wortmann, Mr. Polizzi, Mr. Preusch, Mr. Richardi, Mr. Jacobs, Mr. Donato, Mr. Virgona

**PUBLIC HEARING**

- 1. **Borough of Upper Saddle River Redevelopment Plan**  
**Porcelanosa Affordable Housing Site – Block 1002 – Loo 4.02**  
(Edward Snieckus, P.P. Burgis Associates, Borough Planner)

Mr. Snieckus provided a brief overview of the process in developing the Plan pursuant to the Local Redevelopment Housing Law. Mr. Snieckus summarized the actual Plan dated July 31, 2015 which proposes to redesignate the property as the AH-2B Redevelopment Area District which permits multi-family affordable housing units along with various accessory uses. The Plan proposes to develop the westernmost area of the 7.8 acre landlocked site providing (70) affordable housing units in (2) separate (3) story buildings satisfying a portion of the Borough’s state mandated affordable housing obligation. The western half of the site will be preserved as open space, acting as a natural buffer to the residential area to the east.

Mr. Snieckus advised the Plan is consistent with the Borough's Master Plan; advances the goals and objectives of the Bergen County Master Plan and the State Development and Redevelopment Plan.

Mr. Virgona opened the Hearing to Members of the Board and public. No one provided comment.

A motion by Mr. Preusch seconded by Councilman DeBerardine to adopt the Resolution approving the Plan and recommending and requesting that the Governing Body take all steps necessary to implement the Plan.

**Ayes: 9** Mr. Preusch, Councilman DeBerardine, Mayor Minichetti, Mr. Wortmann, Mr. Richardi, Mr. Jacobs, Mr. Donato, Mr. Polizzi, Mr. Virgona

2. Application of **East Crescent Development Corp., LLC** (*Continued from October 14, 2015*)  
(Preliminary & Final Site Plan Approval; Use Variance, Bulk Variances, Soil Movement Permit/*Redevelopment for Office & Retail Use/Restaurant*)

Antimo Del Vecchio, Esq., representing the applicant, recapped the previous meetings at which the applicant provided testimony regarding the application proposing to develop the 1.75 acre site for retail and office space. The following document was submitted and identified: **B-7**: *Police Chief Report dated October 26, 2015.*

Mark Palus, P.E., remaining under oath, testified there has been no change to the engineering plans.

In response to Mr. Virgona, Mr. Palus testified everything in the Police Chief's report is reflected on the Plan; the September revisions were based upon the first review letter.

In response to comments from the Board, Mr. Palus testified the proposed portico has a minimum clearance height of 14 ft. and will serve as the loading space for the entire building during off hours; the area behind the portico is intended to provide additional parking or standing location. The drive thru stacking issue has been resolved by designating (4) northern spaces behind the coffee shop identified as employee only, with a by-pass lane around the building for circulation.

The rear property parking area would be for valet parking only during the peak times on Friday and Saturday evenings but will not be marked; the valet would be parking within the striped spaces. The upstairs space contains a (40) seat private party room with a reception area, prep kitchen and small balcony space. The downstairs contains a (70) seat restaurant with full kitchen.

In response to comments from the Board, Mr. Palus testified the second floor restaurant is accessed through the first floor lobby; the entire building is fully sprinklered.

Mr. Palus reviewed the proposed 12 ft. retaining wall to be planted with mature trees, shrubs vs. the 3 ft. permitted requiring a variance. The face of the wall is consistent with the façade of the building. Mr. Palus testified the proposed landscape planters serve as vehicle barriers, an extra measure of safety.

Mr. Palus reviewed parking calculations and the ingress/egress to the site. Mr. Palus testified there

are no proposed restrictions regarding left or right turns into or out of the driveways. In response to comments from the Board, Mr. Palus testified the reason being a time reaction, if one driveway is missed the other can be entered. Mr. Palus advised the County ultimately will dictate any restrictions.

Mr. Boswell provided comments regarding the dumpster area; secondary access to the rear; the door of the restaurant plan and site plan; location of the proposed coffee shop dumpster; the discrepancy in the site plan as to location of the dumpster; sidewalk and secondary means of access along the northern side of the building; parking spaces and traffic circulation. Mr. Boswell requested information regarding the size of the menu preview board.

Mr. Boswell reiterated concerns regarding the scope of the project in a confined area.

Mr. Snieckus provided comments regarding a possible rotation of the parking lot toward the east and bring more landscaping to the buffer; pedestrian circulation; unnecessary sidewalks; lighting design and consideration for a relief dumpster.

Mr. Del Vecchio stated the applicant will blend any suggestions or requirements of the Board.

Discussion followed.

The Board recessed at 9:27 p.m. and reconvened at 9:37 p.m.

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

Mr. Del Vecchio stated that the applicant would like to take an opportunity to improve the design addressing the concerns of the Board and their Professionals on revised plans.

Mr. Virgona announced the application is carried to the Thursday, January 28, 2016 meeting at 7:30 p.m. without further noticing required. Mr. Del Vecchio extended the time through the January 28, 2016 meeting.

### **PUBLIC COMMENT**

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

### **ADJOURNMENT**

A motion to adjourn by Councilman DeBerardine seconded by Mr. Richardi was unanimously approved by all Members present. Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Linda Marmora  
Clerk

