

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD

MEETING MINUTES – FEBRUARY 10, 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, Mr. Polizzi, Mayor Minichetti, Councilman DeBerardine, Mr. Preusch, Mr. Bakal, Mr. Jacobs, Mr. Richardi, Mr. Donato, Mr. Bonjuklian

Absent: Ms. Miller

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

APPROVAL OF MINUTES: A motion to adopt the minutes of the January 28, 2016 meeting by Mr. Preusch seconded by Mayor Minichetti was unanimously approved by all Members present.

RESOLUTION (*Memorialization*)

1. Application of **Blake Gardens LLC** (*Application Dismissed Without Prejudice*)
62 Sparrowbush Road – Blok 502 – Lot 1.01
(Appeal of Decision of Zoning Officer's Letter of Denial/
Renovation, Expansion, Use & Occupancy/Existing Single Family Dwelling/
Alzheimer/Dementia Group Home)

Mr. Madaio reviewed the Resolution dismissing the application without prejudice.
A motion by Councilman DeBerardine seconded by Mr. Bakal to adopt the Resolution as presented.

Roll Call

Ayes: 6 Councilman DeBerardine, Mr. Bakal, Mr. Jacobs, Mr. Richardi, Mr. Bonjuklian, Mr. Virgona

PUBLIC HEARING

1. Application of **HWP II, Inc.**
98 Pleasant Avenue – Block 1302 – Lot 3
(Amended Site Plan Approval w Variance/*Office Use/Size Parking Spaces*)

Louis D'Arminio, Esq. representing the contract purchaser of the property, HWP II, Inc. advised the applicant is requesting amended site plan approval to alter the interior of the building previously

occupied by the YMCA Day Care Center for permitted office use and to provide (6) additional parking spaces that require a variance for stall size.

Audrey Pezzuti, HWP II, Chief Information Officer duly sworn by Mr. Madaio, testified the offices of “Health and Wellness Partners” are currently located in Ramsey employing (46) full time employees. The proposed office use would operate on a daily basis during normal business hours.

In response to comments from the Board, Mr. Pezzuti testified an additional (26) employees work at home from all over the country and an additional (11) employees meet at the offices on a quarterly basis with clients visiting once a year. Ms. Pezzuti testified deliveries are accepted during normal business hours between 9 am and 5pm. Municipal recycling rules regarding bottles and cans would be followed; paper shredding is contracted through Cyntas.

A motion by Councilman DeBerardine seconded by Mr. Richardi to open the Hearing to Members of the public regarding the testimony provided by Ms. Pezzuti. Upon no one appearing to provide comment, Mr. Virgona closed that portion of the Hearing.

The following exhibits were submitted and identified: **A-1:** *Site Plan, prepared by Thomas Ashbahian, AIA, PE., dated January 18, 2016*; **A-2:** *Google Earth Aerial of Property and Surrounding Area*; **A-3:** *Zoning Board Resolution – Site Plan/Use Variance dated August 21, 1997*; **A-4:** *Zoning Board Resolution - Minor Subdivision Approval dated August 21, 1997*; **B-1:** *Boswell Engineering review letter dated January 28, 2016.*

Thomas Ashbahian, P.E. duly sworn by Mr. Madaio, testified to preparing the Site Plan and being familiar with the property and surrounding area having prepared the original Plans for the property that were approved by the Zoning Board in 1997. Mr. Ashbahian testified the site was approved with a provision for additional parking area by the Zoning Board in 1997, HWP II does not perceive the need. The day care center use required (60) 10 ft. x 20 ft. parking spaces; the proposed office use requires 66 spaces. The applicant is proposing to re-stripe the parking lot to provide (66) 9 ft. x 18 ft. spaces requiring a variance vs. the 10 ft. x 20 ft. size currently permitted.

In response to comments from the Board, Mr. Ashbahian testified there are no exterior changes to the building; the size of the stalls are well recognized for office space and a “recognized deviation” as per Borough Ordinance, 150-29g (3). Two (2) conforming wall signs are proposed on the front of the building as depicted on the Plan. The playground equipment has been removed, with that area to be used for a garden. The existing lighting adequately serves the site and is not being altered.

Mr. Ashbahian testified the proposed use of the site is significantly less than that of the daycare center. The parking component and trip generation component of the proposed use is 4-5 times less intense than that of the day care center. The variance requested for parking spaces was beneficial to the intent and purposes of the zoning ordinance and that benefit outweighed any detriment.

In response to comments from the Board, Mr. Ashbahian testified the cracks depicted in the photographs of the site have been maintained by the present owner, Rodico, Inc. Deliveries will not be provided by large trucks; the drive aisles will be 28 ft. wide; the drainage system improvements made at the time of the original construction of the building are adequate to serve the site. The proposed altered curb line can accommodate the handicap spaces.

A motion by Councilman DeBerardine seconded by Mr. Preusch to open the Hearing to Members

of the public regarding the testimony provided by Mr. Ashbahian. Upon no one appearing to provide comment, Mr. Virgona closed that portion of the Hearing. Discussion followed.

A motion by Mr. Preusch seconded by Councilman DeBerardine to approve the application as presented with the condition the parking lot is to be resurfaced before restriping.

Roll Call

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

PUBLIC COMMENT

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

ADJOURNMENT

A motion to adjourn by Mr. Polizzi seconded by Mayor Minichetti was unanimously approved by all Members present. Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Linda Marmora
Clerk

