

**BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING MINUTES**

**THURSDAY, JANUARY 25, 2018**

Mr. Polizzi called the meeting to order at 7:45 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 16, 2017 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.

**Present:** Mr. Polizzi, Councilman DeBerardine, Mr. Preusch, Mr. Donato, Mr. Richardi, Mr. Bonjuklian, Ms. Schaum

**Absent:** Mr. Virgona, Mayor Minichetti, Mr. Bakal, Mr. Jacobs, Ms. Miller

**Also Present:** Mark Madaio Esq., Planning Board Attorney  
Marisa Tiberi PE, Boswell Engineering/Borough /Board Engineer

**OATH OF ALLEGIANCE**

Mr. Madaio administered the Oath of Allegiance to Roy Polizzi serving a (4) year term ending December 18, 2021.

**APPROVAL OF MINUTES:** A motion by Councilman DeBerardine seconded by Mr. Preusch to adopt the minutes of the December 13, 2017 and January 10, 2018 meetings was unanimously approved by all Members present.

**RESOLUTIONS** (*Memorialization*)

*(Professional Services 2018)*

**1. Mark Madaio Esq. Planning Board Attorney**

A motion by Councilman DeBerardine to adopt the Resolution appointing Mark Madaio Esq. to serve as Planning Board Attorney seconded by Mr. Preusch.

**Roll Call**

**Ayes:** 7 Councilman DeBerardine, Mr. Preusch, Mr. Donato, Mr. Richardi, Mr. Bonjuklian, Ms. Schaum, Mr Polizzi

**2. Boswell McClave Engineering, Planning Board Engineer**

A motion by Mr. Preusch to adopt the Resolution appointing Boswell McClave Engineering to serve as Planning Board Engineer seconded by Councilman DeBerardine.

**Roll Call**

**Ayes:** 7 Mr. Preusch, Councilman DeBerardine, Mr. Donato, Mr. Richardi, Mr. Bonjuklian, Ms. Schaum, Mr. Polizzi

3. Application of **Beata & Leszek James** (DENIED)  
**20 Hopper Farm Road – Block 213.01 – Lot 17**  
(Side Yard Setback/New Exterior Stairway)

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

### **Roll Call**

**Ayes:** 5 Mr. Preusch, Councilman DeBerardine, Mr. Richardi, Ms. Schaum, Mr. Polizzi

### **PUBLIC HEARING**

1. Variance Application of **David Mattiace** (Cont'd from December 13, 2017)  
**368 Lake Street – Block 1205- Lot 8**  
(Side Yard Setback/New Detached (2) Car Garage/Seepage Pit)

Daniel Steinhagen Esq. representing the applicant stated that at last month's meeting the Board Chairman provided comments regarding an alternative location and orientation for the proposed garage. Mr. Steinhagen advised the Plans have been revised to meet those comments.

William Brown, AIA, remaining under oath, testified to preparing, and reviewed the revised Plans, submitted and identified **A-6**: Mr. Brown testified the front location stays the same, but has been re-oriented so that it is parallel to the house. The left side yard setback is now conforming at 35 ft. measured to the overhang; the right side yard setback measured to the garage roof overhang is 18 ft. vs. 35 ft. permitted, requiring a variance.

In response to comments from the Board, Mr. Brown testified the doors and size of the garage have not changed. The 24 ft. x 24 ft. garage is proposed in the front yard connecting to the house via a small portico. The potential to locate the garage in the rear of the property was explored, however the Board of Health Inspector advised it was not an option due to the location of the septic system.

In response to additional comments, Mr. Brown testified to the distances between the subject property and the neighboring properties. Mr. Brown testified each of the properties, also located on undersized lots, are buffered with trees and landscaping.

In response to comments from the Board regarding the existing asphalt driveway, Mr. Mattiace testified it will be maintained. Discussion followed regarding a restriction the driveway could not be used for parking at the point beyond the dwelling.

Ms. Tiberi commented the applicant eliminated the need for a side yard variance on the east side; the proposed garage is compliant except for the side yard variance required on the west side.

Board members commented locating the garage anywhere on the undersized property would prove difficult requiring additional variances and negatively impacting existing trees and vegetation.

A motion by Councilman DeBerardine seconded by Mr. Donato to open the Hearing to Members of the public.

With no one appearing to provide comment, Mr. Polizzi closed the Hearing.

A motion by Councilman DeBerardine seconded by Mr. Donato to approve the application as depicted on the revised Plan dated January 11, 2018.

**Roll Call**

**Ayes:** 7 Councilman DeBerardine, Mr. Donato, Mr. Preusch, Mr. Richardi, Mr. Bonjuklian, Ms. Schaum, Mr. Polizzi.

**PUBLIC COMMENT**

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

**ADJOURNMENT**

A motion to adjourn by Mr. Preusch seconded by Councilman DeBerardine was unanimously approved by all Members present. Meeting adjourned at 8:07 p.m.

Respectfully submitted,

Linda Marmora  
Clerk