

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

**WEDNESDAY, FEBRUARY 28, 2018**

Mr. Virgona called the meeting to order at 7:40 p.m. The following statement was read: Pursuant to The Open Public Meetings Act 1975, Chapter 231, proper notice of this meeting has been provided by fax and mail to The Record and The Ridgewood News on December 13, 2017 and February 16, 2018 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. Donato, Mr. Jacobs, Mr. Richardi, Mr. Bonjuklian, Ms. Schaum

**Absent:** Ms. Miller

**Also Present:** Mark Madaio Esq, Planning Board Attorney  
Marisa Tiberi PE, Boswell Engineering/Borough Engineer  
Joseph Burgis PP, Burgis Associates/Borough Planner

**APPROVAL OF MINUTES:** February 14, 2018

A motion by Councilman DeBerardine to adopt the minutes of the February 14, 2018 meeting seconded by Mr. Polizzi was unanimously approved by all Members present.

**PUBLIC HEARING**

**2018 Land Use Element of the Master Plan/Master Plan Amendment**

Mr. Burgis advised the 76 page document entitled “2018 Land Use Element of the Master Plan prepared by Burgis Associates dated February 9, 2018” was started in 2016 but put on hold while facing affordable housing issues. Mr. Burgis provided the statutory background and legal requirements for the preparation of the Master Plan advising minor adjustments have been made to the previous documents.

Mr. Burgis reviewed basic components of the Land Use Plan Element and the goals and objectives established to promote the overall health, safety and welfare of the community.

Discussion followed regarding the Borough’s land use category regarding the Scarce Resource Age Restricted Affordable Housing Site located on East Saddle River Road.

In response to Board comments regarding the Borough’s intent to develop the property at 6-8 dwellings units per acre, Mr. Burgis explained the Borough is a developed municipality with limited

sites or vacant land for affordable housing. The East Saddle River Road property always been identified for affordable housing by the assigned Court Master. Municipal Land Use Law mandates 6-8 units per acre. The intensity is not changing, just the age restriction of the development, which benefits the Borough by fulfilling its constitutional obligation and serves the local aging population. The Master Plan is designed to address these requirements.

Further discussion ensued. Mr. Burgis advised the Board is here to determine if the proposed change is a better or more beneficial use.

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

A motion to adopt the proposed changes to the Master Plan 2018 dated February 9, 2018 by Mr. Richardi seconded by Mr. Polizzi.

**Roll Call:**

**Ayes:** Mr. Richardi, Mr. Polizzi, Mayor Minichetti, Mr. Preusch, Mr. Bakal, Mr. Donato, Mr. Jacobs, Mr. Bonjuklian, Ms. Schaum, Mr. Virgona

**Nays:** Councilman DeBerardine

**ADJOURNMENT**

A motion to adjourn by Mr. Polizzi seconded by Mr. Richardi was unanimously approved by all Members present. Meeting adjourned at 8:24 p.m.

Respectfully submitted,

Linda Marmora  
Clerk