

**BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD**

**MEETING MINUTES – WEDNESDAY, DECEMBER 12, 2018**

Mr. Virgona called the meeting to order at 7:30 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 E-Mail and Regular Mail to The Record and The Ridgewood News on December 23, 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.

**PLEDGE OF ALLEGIANCE**

**Present:** Mr. Virgona, Mr. Polizzi, Mayor Minichetti, Mr. Donato, Mr. Jacobs, Mr. Richardi, Mr. Bonjuklian

**Absent:** Councilman DeBerardine, Mr. Preusch, Mr. Bakal, Ms. Schaum

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

**APPROVAL OF MINUTES:** A motion by Mr. Polizzi seconded by Mr. Bonjuklian to adopt the minutes of the November 29, 2018 meeting was unanimously approved by all Members present.

**CORRESPONDENCE:**

After reviewing a letter dated December 6, 2018 from Mark Ruffolo Esq , Mr. Virgona announced the application of **Shi/Huan – 23 Tanglewood Hollow Road – Block 103 – Lot 20** is carried to the Thursday, January 24, 2018 meeting at 7:30 p.m.

**RESOLUTION** (*Memorialization*)

1. Application of **SH-729-744 LLC (Uncle Bob’s Self Storage)** ***APPROVED***  
(Preliminary & Final Site Plan Approval/ Conformance to Board of Adjustment Resolutions 1998; 2006 & 2008/*Construction of 4<sup>th</sup> Building*)

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

**Roll Call**

**Ayes:** 7 Mr. Polizzi, Mr. Richardi, Mayor Minichetti, Mr. Donato, Mr. Jacobs, Mr. Bonjuklian  
Mr. Virgona

**PUBLIC HEARING**

1. Variance Application of **Shi/Huan** (Continued from 11/29/18)  
**23 Tanglewood Hollow Road - Block 103 – Lot 20**  
(Rear & Side Yard Setbacks: *Existing Patio, Concrete Walkway & (2) Sheds*)

***CARRIED TO THURSDAY, JANUARY 24, 2019***

2. Variance Application of **Erica DeBenedetto**  
**47 Timberlane Road – Block 1217 – Lot 17**  
(Side Yard Setback/Generator Location)

Erica DeBenedetto, duly sworn by Mr. Madaio, advised the application is to permit the installation of a generator to be located 34.3 ft. from the right side yard property line vs. the 35 ft. required.

The following exhibits were submitted and identified: **A-1:** *Survey prepared by Galiano Harris & Associates, dated October 12, 2017;* **B-1:** Boswell Engineering review letter dated October 22, 2018.

In response to comments from the Board, Ms. DeBenedetto testified the generator could not be located in the rear of the house due to the wall of windows nor could it be located on the left side of the house due to the existing walkway. The proposed generator would be in the same area as the existing AC units and is the best location to meet the Borough’s regulations and that of the manufacturer’s instructions.

Discussion followed. Ms. DeBenedetto testified the testing cycle would be performed during regular business hours, not on weekends, and if required additional landscape screening would be provided between the neighboring properties.

A motion to open the Hearing to Members of the public by Mr. Polizzi seconded by Mr. Bonjuklian. No one appeared to provide testimony.

With no further comments from the Board or public, Mr. Virgona closed that portion of the Hearing.

A motion by Mr. Polizzi seconded by Mr. Bonjuklian to approve the application as submitted conditioned upon the applicant providing additional landscaping if required by Borough officials and the agreement to perform testing cycles during regular business hours of 9 am and 5 pm, Monday – Friday.

**Roll Call**

**Ayes:** 7 Mr. Polizzi, Mr. Bonjuklian, Mayor Minichetti, Mr. Donato, Mr. Richardi, Mr. Jacobs, Mr. Virgona

## **DISCUSSION**

### **1. 1 Lake Street – Block 601 – Lot 1 (*Subdivision*)**

Mr. Madaio advised the applicant received the last of the necessary approvals on December 11, 2018 that are required to file subdivision approval with the County. Discussion followed.

A motion by Mr. Jacobs seconded by Mr. Polizzi the Board acknowledges the 190 day period within which the applicant is to file Subdivision Approval by Deed or Map commences December 11, 2018.

#### **Roll Call**

**Ayes: 7** Mr. Jacobs, Mr. Polizzi, Mayor Minichetti, Mr. Donato, Mr. Richardi, Mr. Bonjuklian  
Mr. Virgona

## **PUBLIC COMMENT**

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

## **ADJOURNMENT**

A motion to adjourn by Mr. Jacobs seconded by Mr. Polizzi was unanimously approved by all Members present. Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Linda Marmora, Clerk