

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD

MEETING MINUTES – WEDNESDAY FEBRUARY 13, 2019

Mr. Polizzi called the meeting to order at 7:00 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 January 11, 2019 at which time 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. Preusch, Mr. Bakal, Mr. Donato, Mr. Jacobs, Mr. Richardi, Mr. Bonjuklian, Ms. Schaum

Absent: Councilman DeBerardine

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

OATH OF ALLEGIANCE

Councilman DeBerardine Carried to February 28, 2019

APPROVAL OF MINUTES: A motion by Mr. Jacobs to adopt the minutes of the January 24, 2019 meeting seconded by Mr. Bonjuklian was unanimously approved by all Members present.

INFORMAL CONCEPTUAL REVIEW

1. **Robert & Mary Wortmann**
54 Pleasant Avenue – Block 1305 – Lot 3
(Proposed (4) Lot Major Subdivision)

James Jaworski Esq. representing Robert and Mary Wortmann, described the historic significance of the Hennion House and the Bank Barn existing on the 6.29-acre site located on Pleasant Avenue. Mr. Jaworski explained while the property is currently on the market, two Concept Plans have been prepared subdividing the property into (4) Lots.

Tibor Latincics PE, Conklin Associates reviewed the Concept Plans. *Concept I* creates (4) fully conforming Lots varying in size from 1.46 acres to 1.68 acres each having 150 ft. frontage on Pleasant Avenue. However, this Plan would require demolition of the Historic 1770’s Hennion House and the 1857 Bank Barn.

Concept II creates (4) Lots which preserve both the Hennion House and The Barn. (2) fully conforming 37,500 Lots with 150 ft frontage on Pleasant Avenue; (1) fully conforming 3- acre Lot

is created around the Hennion House itself having 249 ft. frontage on Pleasant Avenue and a (1) 1.4-acre Flag Lot with the Bank Barn requiring (2) variances: 50 ft. of frontage on Pleasant Avenue vs. 150 ft. required; the 1.4- acre Lot accommodates the 150 ft. circle, but the circle is not tangent to the Pleasant Avenue Right-of-Way, a second technical variance.

Mr. Latinsics advised the property features a narrow flood plain along the Pleasant Brook at the rear of the property for which an application has been filed with the NJDEP requesting an FHA Verification and an Absence LOI. Soil tests have been ordered for the septic systems.

In response to comments from the Board, Mr. Latinsics said each of the Lots will have the ability to accommodate a swimming pool and outdoor living space.

Mr. Jaworski said the benefits of Concept II in addition to the creative and aesthetic layout, preserves both the Hennion House and the Bank Barn. Discussion followed.

Board Members discussed the goal of keeping the Historic House and Barn while limiting any further subdivision.

PUBLIC COMMENT

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

ADJOURNMENT

A motion to adjourn by Mr. Polizzi seconded by Mr. Bonjuklian was unanimously approved by all Members present. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Linda Marmora, Clerk

