

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING MINUTES

WEDNESDAY, APRIL 10, 2019

Mr. Madaio called the meeting to order at 7:04 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 January 11, 2019 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, Councilman DeBerardine, Mr. Preusch, Mr. Bakal, Mr. Donato, Mr. Jacobs, Mr. Richardi, Mr. Bonjuklian, Ms. DeFuccio, Ms. Schaum

Absent: Mr. Polizzi, Mayor Minichetti

OATH OF ALLEGIANCE

Mr. Madaio administered the Oath of Allegiance to Deanne DeFuccio, appointed Alternate II for the term ending December 31, 2019.

APPROVAL OF MINUTES: February 28, 2019

A motion to adopt the minutes of the February 28, 2019 meeting by Councilman DeBerardine seconded by Mr. Preusch was unanimously approved by all Members present.

RESOLUTION (Memorialization)

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

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

Roll Call

Ayes: 6 Councilman DeBerardine, Mr. Donato, Mr. Preusch, Mr. Jacobs, Mr. Richardi, Mr. Virgona

DISCUSSION

1. Borough Code – Chapter 150 – Zoning
(Bulk Requirements; Definitions, Interpretations; Property Maintenance Ordinance)

Board Members discussed compliance issues related to the current zoning ordinances regarding patio setbacks; building height; sheds; fencing; covered and outside storage.

Members also discussed conflicting definitions provided in the Code that have caused mis-interpretation and policy issues.

After much discussion, the Board requested Mr. Madaio advise the Borough Attorney, Robert Regan, of the following suggestions for his review that may warrant consideration by the Governing Body:

- No front yard or outside storage of any kind; enclosed storage is permitted in other yards; construction material is permitted on site only for the duration of an active building permit
- Patios and patio features to be located 25 ft. from the rear property line and 20 ft from each side line; features include benches, planters, outdoor kitchens, fireplaces, etc.
- Walkways around the house to be no greater than 5 ft. wide and to be located 20 ft. from the side yard property line and 25 ft. from the rear yard property line.
- Height measurement to remain calculated from the lowest natural grade with the exception of window wells representing no more than 20% per each side of the home. Window wells may not be located in the front yard.
- Setback measurements should be defined as being calculated from lot line to foundation or exterior wall, but not soffits of less than 24 inches.
- Fencing is currently permitted encircling the rear yard returning to the rear corners of the house. The Board suggests a portion of the side yard be included in the fenced in area to a point 5 ft. forward of any existing side door but not closer than 20 ft. of the front yard.
- Enact a specific POD Ordinance

PUBLIC COMMENT

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

ADJOURNMENT

A motion to adjourn by Mr. Richardi seconded by Councilman DeBerardine was unanimously approved by all Members present. Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Linda Marmora, Clerk

