

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING MINUTES

WEDNESDAY, MAY 8, 2019

Mr. Virgona 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 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, Mr. Polizzi, Mayor Minichetti, Councilman DeBerardine, Mr. Preusch, Mr. Bakal, Mr. Donato, Mr. Jacobs, Mr. Richardi, Ms. DeFuccio, Ms. Schaum

Absent: Mr. Bonjuklian, Councilman Rotella (Mayor’s Rep.)

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

APPROVAL OF MINUTES: April 10, 2019

A motion to adopt the minutes of the April 10, 2019 meeting by Councilman DeBerardine seconded by Mr. Richardi was unanimously approved by all Members present.

INFORMAL CONCEPTUAL REVIEW

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

James Jaworski Esq, representing Robert and Mary Wortmann, stated a revised concept plan featuring a (6) lot subdivision had been prepared in response to some concerns regarding the possible further subdivision of the previously proposed (4) lot subdivision reviewed at the April 10, 2019 meeting.

Discussion ensued. Board Members commented they had not requested a revised Plan.

Tibor Latincics, PE Conklin Engineering, reviewed each of the proposed (6) lots, three (3) of which are flag lots requiring variances. Discussion followed regarding several options to the proposed shared driveways, easements; and the granting of a C-2 variance keeping the existing historic house and barn.

Mr. Jaworski stated he will return with a revised concept Plan.

DISCUSSION

Mr. Virgona briefly reviewed a 2004 Drawing that was part of a study conducted by a Planning Board sub-committee recommending Amendments to the Borough's Zoning Ordinance. The drawing utilized the Tax Map of Upper Saddle River in identifying lots with frontage widths of 150 ft., 200 ft. and 250 ft. and having depths of less than 175 ft; 175ft.; and more than 225 ft. The purpose was to demonstrate how each lot would have less or greater of a restrictive area with varying setbacks for site improvements.

In response to a Board Member's comment, Mr. Virgona advised recommendations for an Ordinance Amendment would be contained in a Resolution of the Board forwarded to the Governing Body for consideration.

PUBLIC COMMENT

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

ADJOURNMENT

A motion to adjourn by Mr. Polizzi seconded by Councilman DeBerardine was unanimously approved by all Members present. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Linda Marmora, Clerk