

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING MINUTES

MONDAY, NOVEMBER 30, 2020

Mr. Polizzi called the meeting to order at 7:14 pm. 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 November 20, 2020 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 and on the Boro website.

PLEDGE OF ALLEGIANCE

Present: Mr. Polizzi, Mayor Minichetti, Ms. DeFuccio, Mr. Preusch, Mr. Donato, Mr. Jacobs, Mr. Richardi, Mr. Bonjuklian

Absent: Mr. Rotella, Mr. Bakal, Mr. DeBerardine, Ms. Schaum, Mr. Virgona

Also Present: Mark Madaio, Esq, Planning Board Attorney
Joseph H. Burgis, PP, Burgis Associates/Borough Planner

PUBLIC HEARING

Ordinances Amending & Supplementing Chapter 150, Zoning Borough of Upper Saddle River (Referred to the Planning Board by the Mayor and Council)

- Ordinance #10-20**
- Ordinance #11-20**
- Ordinance #12-20**
- Ordinance #13-20**
- Ordinance #14-20**

Mr. Burgis advised the Ordinances have been referred by the Mayor and Council to the Planning Board, for the purpose of reviewing to determine if the proposed development regulations are consistent with the Borough's Master Plan, 2020 Housing Element and Fair Share Plan.

Mr. Burgis advised under the Fair Housing Act of 1985, and regulations adopted by COAH, every municipality must satisfy its present need, prior round obligation to zone for affordable housing, and its' third round obligation or fair share obligation.

Mr. Burgis reviewed the Borough's Plan to address its unmet affordable housing obligation, explaining the vacant land adjustment (VLA), realistic development potentials (RDP) and the mandatory affordable housing set aside.

Mr. Burgis reviewed each of the distinct revisions to the Zoning Ordinance, establishing four (4) new Overlay Districts to address the Borough's 42 unit Prior Round and 444 unit Third Round unmet need:

Ordinance #11-20 – establishing OL-1 Zone – Block 1301 – Lot 3 – 2.9 acres permitting a gross density of 20 units per acre, requiring an 20 % AH set- aside; **Ordinance #12-20** – establishing OL-2 Zone – Block 1304 – Lots 6, 9 & 10 – 4.9 acres, permitting a gross density of 22 units per acre, requiring a 20% AH set- aside; - **Ordinance #13-20** – establishing OL-3 Zone – Block 1304 – Lot 7.01 – 1.99 acres permitting a gross density of 20 units per acre, requiring a 20% AH set- aside ; **Ordinance #14-20** – establishing OL-4 Zone – Block 1301 – Lots 1.04, 1.11, 1.15.,1.16,1.18,1.19,1.20.1.21,1.22,1.23, 1.24 and 1.25 - permitting a gross density of 20 units per acre and 25 units greater than 3 acres, requiring a 20% AH set- aside.

Mr. Burgis reviewed **Ordinance #10- 20** which provides for the Amendment of Chapter 63 (“Housing, Affordable”) proposed to assure very-low, low and moderate income units are created with controls on affordability and that the units are occupied by households with very-low, low and moderate income in accordance with the Fair Share Plan; the Settlement Agreement entered into between the Borough and the Fair Share Housing Center on January 23, 2020 and approved by the Superior Court at a Fairness Hearing held on June 26, 2020.

In response to comments from the Board regarding the overlay zones, Mr. Burgis explained in the affordable housing overlay zones, the property owners can continue to use the property as currently zoned, or develop the property with multifamily housing which would include an affordable housing component.

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

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

Mr. Madaio advised that due to time constraints, he had prepared a Resolution for adoption that had been circulated for review.

A motion by Mr. Bonjuklian to adopt the Resolution as presented seconded by Mr. Preusch.

Roll Call

Ayes: 8 Mr. Bonjuklian, Mr. Preusch, Mayor Minichetti, Ms. DeFuccio, Mr. Richardi, Mr. Donato, Mr. Jacobs, Mr. Polizzi

Mr. Polizzi announced the next Board Meeting is to be held Wednesday, December 9, 2020 at 7:00 pm via ZOOM.

ADJOURNMENT

A motion to adjourn by Mr. Bonjuklian seconded by Mr. Jacobs was unanimously approved by all Members present. Meeting adjourned at 7:34 pm.

Respectfully submitted,

Linda Marmora, Clerk

