

**BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING AGENDA**

**WEDNESDAY, AUGUST 11, 2021 – 7:00 PM via ZOOM**

\*Agenda for the Wednesday, August 11, 2021 meeting of the Upper Saddle River Planning Board scheduled to begin at 7:00 pm via ZOOM.

**ZOOM MEETING INSTRUCTIONS AND MEETING MATERIALS available on the USR Boro Website: [www.usrtoday.org](http://www.usrtoday.org)**

Pursuant to The Open Public Meetings Act P.L. 1975, Chapter 231, proper notice of this meeting has been provided by e-mail to The Record and The Ridgewood News on December 10, 2020 at which time the date and purpose of the meeting was set forth and notice was posted on the Boro website: [www.usrtoday.org](http://www.usrtoday.org).

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

|                               |                      |
|-------------------------------|----------------------|
| <b>Chairman</b>               | James Virgona        |
| <b>Vice Chairman</b>          | Roy Polizzi          |
| <b>Mayor</b>                  | Joanne Minichetti    |
| <b>Borough Administrator</b>  | Theodore Preusch     |
| <b>Mayor’s Representative</b> | Roger Masi           |
|                               | Todd Bakal           |
|                               | Joseph Donato        |
|                               | Robert Jacobs        |
|                               | Robert Richardi      |
| <b>Alternate I</b>            | Peter Bonjuklian     |
| <b>Alternate II</b>           | Meredith Schaum      |
| <b>Alternate III</b>          | Christian Wiederholz |

**Board Clerk** Linda Marmora

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

**APPROVAL OF MINUTES:** July 22, 2021

**RESOLUTIONS: (Memorialization)**

1. Application of **Wojcik (Creative Gardens)** **APPROVED**  
**409 East Saddle River Road – Block 810 – Lot 1**  
(Reaffirmation of Planning Board Resolution Granting Subdivision Approval dated July 12, 2017 and Extension of Developer’s Agreement dated September 11, 2017)

2. Variance Application of **Pontone** **APPROVED**  
**2 Old Chimney Road – Block 712 – Lot 8**  
(Location, Front & Side Yard Setbacks/ *Pool with Patio Surround, Pavilion & Walkway*)
3. Variance Application of **Ghossi** **DENIED**  
**32 Parker Place – Block 507 – Lot 2**  
(Rear Yard Setback, Wall Height/*Existing Patio & Wall*)

## **PUBLIC HEARING**

1. Application of **80 Lake Street LLC** - (*Continued P. Hearing from July 14, 2021*)  
**80 Lake Street – Block 1005 – Lot 1**  
(Certification for Valid Non-Conforming Structure/Use/*Existing 2-Family Home*)
2. Major Soil Moving Application of **30 Yeoman Drive LLC**  
**30 Yeoman Drive – Block 215 – Lot 1**  
(*New Home/Pool*)
3. Application of **Jeannot Estates – 54 Pleasant Avenue**  
**Block 1305 – Lots 3.01, 3.04 & 3.05**
- 50 Pleasant Avenue – Block 1305 – Lot 3.01:** (*Encroachment 10 ft. north side yard buffer/ Native Stone Wall*)
- 52 Pleasant Avenue – Block 1305 – Lot 3.04:** (*Encroachment 10 ft. east side yard buffer and 15 ft. south rear yard buffer/Native Stone Wall & 33.54% Lot Coverage vs. 30% Permitted*)
- 54 Pleasant Avenue – Block 1305 – Lot 3.05:** (*Encroachment western side yard non-disturbance buffer/Native Stone Wall*)

## **PUBLIC COMMENT**

## **ADJOURNMENT**

*\*Agenda subject to revision by Board Chairman/Professionals*

**Next Meeting Date:** Thursday, August 26, 2021 – 7 pm via ZOOM

