

**BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD ZOOM MEETING MINUTES**

**THURSDAY, MARCH 25, 2021**

Mr. Virgona 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 e-mail to The Record and The Ridgewood New on December 19, 2020 at which time the date, time, place and purpose of the meeting was set forth and notice was posted on the Boro website.

**PLEDGE OF ALLEGIANCE**

**Present:** Mr. Virgona, Mr. Polizzi, Mayor Minichetti, Mr. Preusch, Mr. Bakal, Mr. Donato, Mr. Richardi, Mr. Bonjuklian, Ms. Schaum

**Absent:** Ms. DeFuccio, Mr. Jacobs

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

**APPROVAL OF MINUTES:**

A motion by Mr. Bakal to adopt the minutes of the March 10, 2021 meeting seconded by Mr. Preusch.

**Roll Call**

**Ayes:** 6 Mr. Bakal, Mr. Preusch, Mr. Donato, Mr. Bonjuklian, Ms. Schaum, Mr. Polizzi

**RESOLUTIONS (*Memorialization*)**

1. Application of **Estate of William J. Cosgrove c/o Ellen Cosgrove, Executor** (**APPROVED**)  
**20 Buttonwood Place – Block 905 – Lot 5**  
(Front Yard setbacks; *Previously Constructed Improvements/Roof Overhang, Front Steps*)

Mr. Madaio reviewed the Resolution.

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

**Roll Call**

**Ayes:** 6 Mr. Bonjuklian, Mr. Polizzi, Mr. Preusch, Mr. Donato, Mr. Bakal, Ms. Schaum

2. Application of **Rosario Zito** (**APPROVED**)  
**563 West Saddle River Road – Block 104 – Lot 19**  
(Right Side Yard Setback, Rear Yard Setback/*Location/Proposed Shed*)

Mr. Madaio reviewed the Resolution.

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

**Roll Call**

**Ayes: 6** Mr. Donato, Mr. Preusch, Mr. Bonjuklian, Mr. Bakal, Ms. Schaum, Mr. Polizzi

**BOARD DISCUSSION**

*Zoning Ordinance Analysis & Amendments*

Board Members briefly discussed those Borough Zoning Ordinances resulting in common variances frequently being requested from and approved by the Board.

Mr. Virgona requested a motion if the Board is in agreement to pursue evaluating the Ordinances with input from Borough Officials and present their findings to the Mayor and Council.

A motion by Mr. Preusch for the Planning Board to pursue evaluating the Zoning Ordinances, receiving input from the Building Department, Zoning Officer and Borough Engineer, forwarding their findings to the Mayor and Council seconded by Mr. Richardi.

**Roll Call**

**Ayes: 9** Mr. Preusch, Mr. Richardi, Mayor Minichetti, Mr. Bakal, Mr. Donato, Mr. Bonjuklian, Ms. Schaum, Mr. Polizzi, Mr. Virgona

**PUBLIC COMMENT**

A motion by Mr. Preusch to open the Meeting to Members of the public seconded by Mr. Bakal.

Upon no one appearing to provide comment, Mr. Virgona closed the Meeting.

**ADJOURNMENT**

A motion to adjourn by Mr. Donato seconded by Mr. Preusch was unanimously approved by all Members present. Meeting adjourned at 7:27 p.m.

Respectfully submitted,

Linda Marmora, Clerk