

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING MINUTES

THURSDAY, FEBRUARY 24, 2022

Mr. Virgona called the meeting to order at 7:04 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 e-mail to The Record and The Ridgewood News on January 13, 2022 at which time the date, time, place and purpose of the meeting was set forth and notice was posted on the Boro Website: www.usrtday.org

PLEDGE OF ALLEGIANCE

OATH OF ALLEGIANCE

Mr. Madaio administered the Oath of Allegiance to Christian Wiederholz, Alternate II for a (1) year term ending December 31, 2022.

Present: Mr. Virgona, Mr. Polizzi, Mr. Masi, Mr. Preusch, Mr. Bakal, Mr. Jacobs, Mr. Richardi, Mr. Wiederholz

Absent: Mayor Minichetti, Mr. Donato, Mr. Bonjuklian

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

ANNOUNCEMENT

Mr. Virgona announced the **Application of Ahmad – 20 Pleasant Avenue – Block 1306 – Lot 1.03** has been carried to the Wednesday, March 9, 2022 meeting at 7:00 pm *via ZOOM* without further notice.

APPROVAL OF MINUTES: January 12, 2022

A motion by Mr. Bakal to adopt the minutes of the January 12, 2022 meeting seconded by Mr. Polizzi.

Roll Call

Ayes: 5 Mr. Bakal, Mr. Polizzi, Mr. Preusch, Mr. Jacobs, Mr. Virgona

Abstained: 1 Mr. Masi

PUBLIC HEARING

1. Application of **Lori Kramer – 70 Rolling Ridge Road – Block 915 – Lot 25**
(Side Yard Setback/Driveway & Retaining Wall)

Bruce Whitaker Esq, representing the applicant, advised the subject property located in the R-1 Zone is not a squared lot, having a westerly side lot line that is skewed. The applicant has received approval to construct a new (2) story dwelling with attached (3) car garage. Mr. Whitaker provided an overview of the request for variance relief to permit construction of the driveway and block wall to infringe into the western 10 ft. side yard buffer, in order to allow adequate width for a vehicle to back out of the side loading garage, turn around and drive out forward onto Rolling Ridge Road. Mr. Whitaker advised the applicant has entered into an agreement with the neighboring property owner who has consented to permit the driveway to extend into the 10 ft. buffer, and the requirement for the applicant to provide and maintain quality landscaping and buffering including around the driveway so as not to be seen from Rolling Ridge Road.

The following documents were submitted and identified: **A-1:** *Plot Plan dated thru December 2, 2021– 70 Rolling Ridge Road – prepared by Robert Weissman PE*; **B-1:** *Boswell Review Letter dated January 19, 2022.*

Robert Weissman PE, duly sworn by Mr. Madaio testified to preparing the Plot Plan (A-1) and having reviewed the proposed driveway location. Mr. Weissman testified he put the wall and driveway into the buffer in order to permit access into the side loading garage without making multiple turns.

In response to comments from the Board, Mr. Weissman testified the length of the proposed infringement is 70 ft while the length of the property lot line is 250 ft. The proposed 3.9 ft. high retaining wall is also proposed in the 10 ft. side yard buffer; with the remaining buffer respected. Giant Arborvitae having a height of 5-6 ft at planting will reach a height of 10 – 12 ft within a short period of time.

In response to additional comments, Mr. Weissman testified the width of the driveway from the right corner of the house to the edge of Rolling Ridge Road curb is 31 ft. and 34 ft. from the house to the edge of the retaining wall allowing for maneuvering a K-turn into and out of the garage. The closest point to the buffer is 1 ft. and the farthest point is 4.7 ft.

Mr. Virgona opened the Hearing to Members of the public regarding the testimony provided by Mr. Weissman. No one appeared to provide testimony.

Michael Kelly PE, Boswell Engineering, advised he had visited the site, read the Boswell review letter dated January 19, 2022, commenting without the infringement into the 10 ft. buffer, a driveway having a width of 26 ft. to the buffer line would be difficult and tight. From his observation, the proposed double wall of arborvitae will blend in nicely with the neighbor's existing landscaped buffer; the proposed 3.9 ft wall is the same height of the existing boulder wall.

In response to comments from the Board, Mr. Weissman testified due to ground water issues, the house was raised 3- 4 ft.

Discussion followed regarding the narrow width between the paved driveway area and the lot line.

Mr. Whitaker advised the applicant will modify the distance between the parking area and the lot line to be 5 ft. A Recorded Deed will run with the land and provide for the maintenance of the landscaping.

Mr. Virgona opened the Hearing to the Public for general comments. No one appeared to provide comment.

Mr. Whitaker summarized the application, stating the minor infringement into the 10 ft. buffer will not have an adverse impact on zoning; the topographical issues of the property warrant the granting of a (c)(1) variance permitting the owner to have safe access to Rolling Ridge Road.

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

A motion by Mr. Preusch to approve the application with the modification discussed seconded by Mr. Richardi.

Roll Call

Ayes: 8 Mr. Preusch, Mr. Richardi, Mr. Masi, Mr. Bakal, Mr. Jacobs, Mr. Wiederholz, Mr. Polizzi, Mr. Virgona

Mr. Virgona announced the next meeting is scheduled Wednesday, March 9, 2022 at 7 pm *via ZOOM*. The Agenda, Meeting Materials and *ZOOM* Instructions can be found on the Boro Website: www.usrtoday.org

ADJOURNMENT

A motion to adjourn by Mr. Wiederholz seconded by Mr. Polizzi was unanimously approved by all Members present. Meeting adjourned at 7:40 pm.

Respectfully submitted,

Linda Marmora, Clerk

