

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING MINUTES

THURSDAY, OCTOBER 27, 2022

Mr. Polizzi called the meeting to order at 7:02 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 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 USR Boro Website: www.usrtoday.org

PLEDGE OF ALLEGIANCE

Present: Mr. Polizzi, Mr. Masi, Mr. Preusch, Mr. Bakal, Mr. Richardi, Mr. Bonjuklian

Absent: Mr. Virgona, Mr. Donato, Mr. Jacobs, Mr. Wiederholz

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

APPROVAL OF MINUTES

A motion by Mr. Bonjuklian to adopt the minutes of the September 22, 2022 meeting seconded by Mr. Preusch was unanimously approved by all Members present.

RESOLUTION (Memorialization)

1. Application of **Andrey & Ekaterina Ilin** ***APPROVED***
254 West Saddle River Road – Block 1309 – Lot 3.04
(Side Yard Setback/At Grade Gravel Patio)

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

Roll Call

Ayes: 3 Mr. Preusch, Mr. Bonjuklian, Mr. Polizzi

PUBLIC HEARING

- 1 Application of **31 Lilline Lane LLC**
31 Lilline Lane – Block 704 – Lot 19
(Height Variance/New Home)

Jared Lans Esq, representing the applicant, provided a brief overview of the proposed Plans to renovate and expand the existing (1) story dwelling by adding a garage, second story and a retaining wall along an expanded portion of the driveway. The proposed Plan requires a height variance due to the sloping grade at the rear of the property.

Albert Martorano, RA and Kevin Finnan, Project Manager for Turner Construction were duly sworn by Mr. Madaio.

The following Exhibits were identified: **A-1:** *Property Survey prepared by Lantelme, Kurens & Associates dated March 29, 2022;* **A-2:** *Site Plan – Layout, Grading and Soil Erosion Sediment Control Plan prepared*

by Houser Engineering dated September 26, 2022; **A-3**: *Architectural Plan – Addition & Alteration prepared by Albert Martorano, RA dated March 20, 2022*; **B-1**: *Boswell Engineering Report dated September 29, 2022*.

Mr. Martorano testified to the existing conditions of the property as having an existing (1) story ranch style single family home on a property containing wetlands throughout the rear yard and with the associated buffering. The proposed plan includes framing a new first floor, adding a second story and a garage addition over the existing footprint of the (1) story ranch home. Mr. Martorano testified the existing garages are accessed from the rear of the structure, under the first-floor lower level that is partially exposed due to the sloping grade of the property. A retaining wall is proposed along the expanded portion of the driveway leading to the garages. Mr. Martorano testified, he tried to meet the 35 ft. height requirement, but due to the Ordinance requirement that height is measured from the lowest natural grade, created a height differential when viewed from the rear; viewed from the front, the home will appear no higher than the adjoining properties.

In response to comments from the Board, Mr. Martorano reviewed the ceiling heights of the first, second floors and the attic and the front and rear elevations. Mr. Martorano testified the requested (1) ft. height variance poses no impact to the neighboring properties. The proposed height of 36 ft. vs. 35 ft. permitted requires a (1) foot height variance.

Mr. Morris reviewed and concurred with the Soil Moving calculations proposed for the project.

A motion by Mr. Bonjuklian to open the Hearing to Members of the public seconded by Mr. Bakal.

Dan Callahan, 27 Lilline Lane duly sworn by Mr. Madaio, questioned who was moving into the home. In response, Mr. Lans advised a builder owns the property and will sell it after the project has been completed. Mr. Callahan provided additional comments regarding the garage, height of the structure and distance from the walkway. In response, Mr. Martorano testified the side walls of the garage are not coming closer to the southern property line. The building height of the subject dwelling is much lower than permitted by Ordinance and lower than the adjoining home.

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

A motion by Mr. Bakal to approve the requested (1) ft. height variance as submitted seconded by Mr. Preusch.

Roll Call

Ayes: 6 Mr. Bakal, Mr. Preusch, Mr. Masi, Mr. Richardi, Mr. Bonjuklian, Mr. Polizzi

PUBLIC COMMENT

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

Mr. Polizzi announced the next Meeting is scheduled to be held Wednesday, November 9, 2022 at 7 pm via ZOOM. Meeting Agenda, Related Documents and ZOOM Instructions are posted on the Boro Website: www.usrtoday.org

ADJOURNMENT

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

Respectfully submitted,
Linda Marmora, Clerk