

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING MINUTES

THURSDAY, SEPTEMBER 23, 2021

Mr. Virgona called the meeting to order at 7:00 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 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

PLEDGE OF ALLEGIANCE

Present: Mayor Minichetti, Mr. Preusch, Mr. Bakal, Mr. Donato, Mr. Jacobs, Mr. Richardi, Mr. Bonjuklian, Mr. Virgona

Absent: Mr. Polizzi, Mr. Masi, Mr. Wiederholz

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

APPROVAL OF MINUTES

A motion by Mr. Bonjuklian to adopt the minutes of the August 26, 2021 meeting seconded by Mr. Richardi.

Roll Call

Ayes: 8 Mr. Bonjuklian, Mr. Richardi, Mayor Minichetti, Mr. Preusch, Mr. Bakal, Mr. Jacobs
Mr. Polizzi, Mr. Virgona

ANNOUNCEMENTS

Mr Virgona announced the following applications listed on the Agenda have been carried to the Wednesday, October 13, 2021 meeting at 7:00 pm without further noticing required:

1. Missaghieh – 3 Rustic Road – Block 1306 – Lot 2
2. 80 Lake Street LLC – 80 Lake Street – Block 1005 – Lot 1

RESOLUTIONS (Memorialization)

1. Major Soil Moving Application of **30 Yeoman LLC** ***APPROVED***
30 Yeoman Drive – Block 215 – Lot 1
(New Home/Pool)

Mr. Madaio reviewed the Resolution. A motion by Mr. Bonjuklian to adopt the Resolution as presented seconded by Mr. Jacobs.

Roll Call

Ayes: 6 Mr. Bonjuklian, Mr. Jacobs, Mr. Preusch, Mr. Bakal, Mr. Richardi, Mr. Virgona

2. Application of **Jeannot Estates – 54 Pleasant Avenue**
Block 1305 – Lots 3.01, 3.04 & 3.05

APPROVED

50 Pleasant Avenue – Block 1305 – Lot 3.01: Encroachment 10 ft. Northern Side Yard Buffer/
Native Stone Wall

52 Pleasant Avenue – Block 1305 – Lot 3.04: Encroachment 10 ft. Eastern Side Yard Buffer/
Native Stone Wall & 33.34% Lot Coverage vs. 30% Permitted

54 Pleasant Avenue – Block 1305 – Lot 3.05: Encroachment Western Non-Disturbance Buffer
& 15 ft. Southern Yard Buffer/*Native Stone Wall*

Mr. Madaio reviewed the Resolution. A motion by Mr. Richardi to adopt the Resolution as presented seconded by Mr. Bonjuklian.

Roll Call

Ayes: 5 Mr. Richardi, Mr Bonjuklian, Mr. Bakal, Mr. Jacobs, Mr. Virgona

A motion by Mr. Bakal to open the Hearing to Members of the public for questions regarding the adopted Resolutions seconded by Mr. Bonjuklian. No one appeared to provide comment.

PUBLIC HEARING

Note: *Mr. Preusch recused himself for this application.*

1. Application of **Jack Daniels Motors – Porsche**
335 Route 17 South – Block 1005 – Lot 1
(Amended Site Plan/*Temporary Office Trailers*)

Kathryn Walsh Esq. representing the applicant provided a brief overview of the application to permit (2) temporary trailers on the site to allow the business to continue operations while construction to modify the interior of the existing building takes place.

Dan LaMothe PE, duly sworn by Mr. Madaio, described the property and briefly reviewed the previously Amended Site Plan to permit the interior and site modifications approved by the Board at their meeting held May 27, 2021. Mr. LaMothe testified the application before the Board this evening is for one temporary office trailer proposed to be located within the front yard area long Route 17 South and one within the rear yard area of the site during the construction period.

The following exhibits were submitted and identified: **A-1:** *Planning Board Resolution dated June 24, 2021;* **A-2:** *Architectural Plans – Modular Space Corporation prepared by Robert Gregg RA dated April 10, 2017;* **A-2:** *Modular Space Corporation Plans prepared by William Kalker, PE dated July 19, 2017;* **A-3:** *Mobile Office Floor Plan and Section Modular prepared by Williams Scotsman, Inc.* **B-1:** *Boswell Engineering Review Letter dated August 25, 2021.*

Mr. LaMothe testified the size of the proposed temporary trailers are 11'-9" x 56' and 23'-6" x 56'. Parking for the trailer located on Route 17 will occupy (5) existing parking spaces and the trailer located in the rear yard will occupy 8 existing parking spaces. Mr. LaMothe reviewed the onsite vehicle circulation testifying access to and exit from the site is on Pleasant Avenue. Electric, telephone and water

service will be provided. The temporary trailers will be located on the property until construction has been completed in approximately one year or less, or until the final certificate of occupancy has been issued for the renovated facility. In response to a Memo issued by Police Chief Rotella dated September 17, 2021 regarding safety concerns for the location of the trailers adjacent to Route 17, Mr. LaMothe testified the concerns will be addressed on plans for the installation of bollards providing safety barriers to the site from vehicles traveling south on Route 17. These plans will be submitted to the Police Department for approval. Temporary signage will be posted directing customers to the sales or service trailer and the respective parking areas.

A motion by Mr. Donato to open the Hearing to Members of the public regarding the testimony provided by Mr. LaMothe seconded by Mr. Jacobs. No one appeared to provide comment.

In response to comments from the Board, Mr. Madaio advised variances for the reduction of parking spaces are not required because it ties into the temporary office trailers.

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

A motion by Mr. Donato to approve the application for amended site plan with bulk variances to temporarily install trailers seconded by Mr. Jacobs.

Roll Call

Ayes: 7 Mr. Donato, Mr. Jacobs, Mayor Minichetti, Mr. Bakal, Mr. Richardi, Mr. Bonjuklian, Mr. Virgona

Mr. Madaio advised due to the time constraints mandated by Porsche corporate to commence construction, he had prepared and circulated a Resolution in advance for the Board's consideration to adopt this evening.

A motion by Mr. Jacobs to adopt the Resolution seconded by Mr. Donato.

Roll Call

Ayes: 7 Mr. Donato, Mr. Jacobs, Mayor Minichetti, Mr. Bakal, Mr. Richardi, Mr. Bonjuklian, Mr. Virgona

PUBLIC COMMENT

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

ADJOURNMENT

A motion to adjourn by Mr. Richardi seconded by Mr. Donato was unanimously approved by all Members present. Meeting adjourned at 7:42 pm.

Respectfully submitted,

Linda Marmora, Clerk

