

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING MINUTES

WEDNESDAY, JANUARY 12, 2022

Mr. Madaio called the meeting to order at 7:05 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 13, 2021 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

Present: Mayor Minichetti, Mr. Masi, Mr. Preusch, Mr. Virgona, Mr. Polizzi, Mr. Bakal
Mr. Jacobs, Mr. Bonjuklian

Absent: Mr. Donato, Mr. Richardi, Mr. Wiederholz

Also Present: Mark Madaio Esq.
Jeff Morris PE, Boswell Engineering

OATH OF ALLEGIANCE

Mr. Madaio administered the Oath of Allegiance to the following reappointed Board Members:
Mayor Minichetti, Mr. Masi, Mr. Preusch, Mr. Bakal, Mr. Polizzi, Mr. Bonjuklian

REORGANIZATION

1. Election of Board Chairman

A motion by Mr. Polizzi nominating James Virgona to serve as Board Chairman
seconded by Mr. Preusch. No further nomination.

Roll Call

Ayes: 7 Mr. Polizzi, Mr. Preusch, Mayor Minichetti, Mr. Masi, Mr. Jacobs, Mr. Bakal,
Mr. Bonjuklian

2. Election of Board Vice Chairman

A motion by Mr. Jacobs nominating Roy Polizzi to serve as Board Vice Chairman
seconded by Mr. Virgona. No further nomination.

Roll Call

Ayes: 7 Mr. Jacobs, Mr. Virgona, Mayor Minichetti, Mr. Masi, Mr. Preusch, Mr. Bakal, Mr. Bonjuklian.

3. Appointment of Board Attorney

A motion by Mr. Preusch to appoint Mark Madaio, Board Attorney seconded by Mr. Virgona

Roll Call

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

4. Appointment of Board Engineer

Mr. Virgona advised the appointment of Board Engineer is carried to the next meeting.

5. Adoption of Planning Board By-Laws

A motion by Mr. Polizzi to adopt the Planning Board By-Laws seconded by Mr. Bakal.

Roll Call

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

6. Adoption of 2022 PB Meeting Schedule

A motion by Mr. Jacobs to adopt the 2022 PB Meeting Schedule seconded by Mr. Polizzi.

Roll Call

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

REGULAR MEETING

APPROVAL OF MINUTES:

December 8, 2021

A motion by Mr. Polizzi to adopt the minutes of the December 8, 2021 meeting seconded by Mr. Bonjuklian.

Roll Call

Ayes: 7 Mr. Polizzi, Mr. Bonjuklian, Mayor Minichetti, Mr. Preusch, Mr. Bakal, Mr. Jacobs, Mr. Virgona

PUBLIC HEARING

Mr. Virgona announced at the request of the applicant, the following application scheduled on the Agenda has been carried to the Wednesday, February 9, 2022 meeting at 7:00 pm via ZOOM without further notice.

1. Application of **Ahmad – 20 Pleasant Avenue – Block 1306 – Lot 1.03**
(Major Soil Moving Permit/*Construction of New Home with Improvements/*
Variances: Eastern Side Yard Setback; Driveway; Front Yard/Wall Height & Piers)

RESOLUTIONS (Memorialization)

1. Application of **Robert Rodriguez & Yunaima Hernandez** ***APPROVED***
12 Spook Ridge Road – Block 510 – Lot 9
(*Lot Coverage*)

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

Roll Call

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

2. Application of **Roger Masi & Lindsay Kohler**
3 Windsor Gate – Block 107 – Lot 6
(*Setbacks; Rear yard; Front Yard; Pool Location/Pool, Patio, Cabana, Patio w BBQ,*
Equipment Storage)

Mr. Madaio reviewed the Resolution. A motion by Mr. Preusch to adopt the Resolution as presented seconded by Mr. Polizzi.

Roll Call

Ayes: 7 Mr. Polizzi, Mr. Preusch, Mayor Minichetti, Mr Jacobs, Mr. Bakal, Mr. Bonjuklian, Mr. Virgona

PUBLIC COMMENT

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

ADJOURNMENT

A motion by Mr. Bonjuklian to adjourn seconded by Mr. Preusch was unanimously approved by all Members present. Meeting adjourned at 7:23 pm.

Respectfully submitted,

Linda Marmora, Clerk

