

MINUTES OF THE REGULAR MEETING OF THE SADDLE RIVER PLANNING BOARD
HELD MAY 1, 2012 – 7:00PM MUNICIPAL BUILDING

PRESENT: Mayor Raia, Members Meisel, Councilman Walenczyk, Bernhardt, Boyajian, Richin and Kurpis
Alternate Members: Liva and Rogers
Planning Board Attorney: DiBiasi
Planning Board Engineer: Spence
Planning Board Landscape Architect: Levy
ABSENT: Mr. Russo and Mrs. Salazer

PLEDGE OF ALLEGIANCE:

OPEN TO THE PUBLIC:
NON-AGENDA ITEMS:

No one wished to be heard.

APPROVAL OF MINUTES:

Mrs. Boyajian moved for the approval of the Minutes of the Regular Meeting of April 3, 2012. Seconded by Mrs. Bernhardt. Roll Call Vote, AYES Unanimous(All eligible voters).

WAIVER OF SITE PLAN AND
MEMORIALIZING RESOLUTION:

CHEF & CHEF LLC AKA
FRED BRENDA LUBERTO
156 WEST SADDLE RIVER RD.(BARN)
BLOCK 1401 LOT 21

The applicant is seeking a waiver of site plan in order to obtain permission to occupy 156 West Saddle River Rd.(Barn) for a proposed food catering business which is a permitted use. Mr. Richin moved for the approval of the waiver of site plan. Seconded by Councilman Walenczyk; Roll Call Vote; AYES Unanimous(all eligible voters).

WAIVER OF SITE PLAN AND
MEMORIALIZING RESOLUTION:

DAVID GHIRALDINI
156 WEST SADDLE RIVER RD.
MAIN OFFICE BUILDING-SECOND FLOOR
BLOCK 1401 LOT 21
REPRODUCTION COMPUTER WORK

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The applicant is seeking a waiver of site plan in order to obtain permission to occupy 156 West Saddle River Rd., Main Office Building-Second Floor for a proposed reproduction computer work office. Mrs. Bernhardt moved for the approval of the waiver of site plan. Seconded by Dr. Kurpis; Roll Call Vote; AYES Unanimous(all eligible voters).

PUBLIC HEARING
MINOR SUBDIVISION:

204 ESR REALTY, LLC
204 EAST SADDLE RIVER RD.
BLOCK 1402 LOT 46

Ben Cascio, Attorney at Law, 684 Route 208, Franklin Lakes, NJ and Tibor Latincsics, PE, Conklin Assoc., 29 Church St., Ramsey, NJ presented the application which proposes to divide a single lot consisting of 8.886 acres into three individual lots. The application does not propose any new road extension.

OPEN TO THE PUBLIC:

Mr. and Mrs. Marcus, 6 Bayberry Dr. and Doug Doolittle, PE retained by Ashley Grant, 208 East Saddle River Rd., spoke regarding the application.

CLOSED TO THE PUBLIC:

Dr. Kurpis moved for the approval of the Minor Subdivision. Seconded by Mr. Richin; Roll Call Vote; AYES Unanimous(all eligible voters).

PUBLIC HEARING
MINOR SUBDIVISION:

CRAIG LUCAS AND STUART ZIMMER
131 EAST SADDLE RIVER RD.
BLOCK 1607 LOT 21

Steven Honig, Honig & Honig, Attorneys at Law, 167 Franklin Tpk., and Douglas Doolittle, PE, McNally Engineering, LLC, 169 Ramapo Valley Rd., Oakland, NJ presented the application. The minor subdivision

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consists of creating a new lot line creating two conforming lots. All existing improvements shown on the property are to be removed as part of the approvals.

OPEN TO THE PUBLIC:

No one wished to be heard

CLOSED TO THE PUBLIC:

Mr. Richin moved for the approval of the Minor Subdivision. Seconded by Dr. Liva; Roll Call Vote; Ayes Unanimous(all eligible voters).

PUBLIC HEARING
SOIL RELOCATION:

RUSSO
16 COLTSFOOT GLEN
BLOCK 1201 LOT 30

Douglas Bartels, PE and Christopher Minks, Esq., of Russo Development, 570 Commerce Boulevard, Carlstadt, NJ and Bradley Meumann, LA, Meumann Associates, 7 Ledgerock Ct., Morris Plains, NJ presented the application. The application consists of construction of a single family dwelling, pool, patios, driveway and site improvements. The existing dwelling and improvements including the pool and tennis court will be removed as part of the project.

OPEN TO THE PUBLIC:

No one wished to be heard.

CLOSED TO THE PUBLIC:

Mrs. Bernhardt moved for the recommendation of the approval of soil relocation to the Mayor and Council subject to compliance of all the provisions and conditions of the Board Engineer and Landscape Architect. Seconded by Mrs. Boyajian; Roll Call Vote: AYES Unanimous(all eligible voters).

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ADJOURNMENT:

There being no further business to discuss,
Dr. Kurpis moved the meeting be adjourned; Seconded by Mrs. Boyajian; Roll Call
Vote; AYES Unanimous.

Respectfully submitted,
Georgia Silverman, Secretary