

MINUTES OF THE REGULAR MEETING OF THE SADDLE RIVER PLANNING BOARD
HELD OCTOBER 7, 2014 – 7:00PM MUNICIPAL BUILDING

PRESENT: Members: Bernhardt, Boyajian, Councilwoman Kerner, Mayor Raia, Liva, Richin, Rogers, and Meisel
Alternate Members Saint and Grossman
Planning Board Attorney: DiBiasi
Planning Board Engineer: Spence
Planning Board Landscape Architect: Levy

ABSENT: Member Russo

SUNSHINE LAW: Mrs. Silverman stated: "Notice of this meeting in compliance with the Open Public Meetings Act, Chapter 231 of the Laws of 1976 has been given."

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

Mrs. Boyajian moved for the approval of the Minutes of the Regular Meeting of September 2, 2014. Seconded by Mrs. Bernhardt; Roll Call Vote, AYES Unanimous(All Eligible Voters).

WAIVER OF SITE PLAN AND
MEMORIALIZING RESOLUTION:

Justine Bakshi, (Florescence Salon) 1 Raymond Ave., Chestnut Ridge, NY testified that she is proposing a Beauty Salon with 6 stations and possibly six to eight employees. The property is located in the Colonial Park Shopping Center, 171 East Saddle River Rd., Unit 6, Block1401 Lot 14, in the Borough of Saddle River. Hours of operation will be Tuesday thru Saturday, 9-5 and one late evening.

Councilwoman Kerner moved for the approval of the waiver of site plan. Seconded by Mrs. Boyajian; Roll Call Vote; AYES Unanimous(all eligible voters).

OPEN TO THE PUBLIC
NON-AGENDA ITEMS:

Mr. Bruce Rosenberg, with the firm of Winne Banta, Counsellors at Law, Court Plaza South, 21 Main St., Hackensack, NJ representing Mr. and Mrs. Henry Keizer, spoke regarding the Keizer Property located at 14 Winding Way and 19 Old Farms Rd. with respect to construction activities which are currently occurring on the Inserra Property. Mr. Keizer also spoke regarding the matter.

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After Planning Board Members and it's professionals discussed the matter Chairman Meisel moved to recommend that the Construction Official issue a stop work order for any further construction until after the November 4th Planning Board Meeting. Seconded by Mr. Richin; Roll Call Vote: AYES Unanimous.

MEMORIALIZING RESOLUTION
MINOR SUB-DIVISION:

WEBER
5 WILLOW POND RD.
BLOCK 1801 LOT 11.01 & 11.02

A motion was made by Mr. Liva and seconded by Mr. Saint to approve the memorializing Resolution as drafted and presented to the Board. There was no discussion on the motion and a roll call vote ensued where the Motion was unanimously approved.

MEMORIALIZING RESOLUTION
MINOR SUB-DIVISION AND
SOIL RELOCATION:

LUCAS, ZIMMER, DUNN
EAST SADDLE RIVER RD.
BLOCK 1607 LOTS 21.01, 21.02 & 22.01

A motion was made by Mrs. Boyajian and seconded by Mr. Richin to approve the memorializing Resolution as drafted and presented to the Board. There was no discussion on the motion and a roll call vote ensued where the Motion was unanimously approved.

MEMORIALIZING RESOLUTION
SOIL RELOCATION:

RICHARD BANCA
8 BIG RAMAPO RD.
BLOCK 1611 LOT 7

A motion was made by Mrs. Rogers and seconded by Mrs. Bernhardt to approve the memorializing Resolution as drafted and presented to the Board. There was no discussion on the motion and a roll call vote ensued where the Motion was unanimously approved.

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PUBLIC HEARING
SOIL RELOCATION:

The applicant is: THE RANGE AT SADDLE RIVER, LLC,
19 North Church Rd., Block 1701 Lot 35.01

The applicant was represented by: Bruce Whitaker,
McDonnell & Whitaker, 245 East Main St., Ramsey, NJ.

The current application consists of construction of a new dwelling, pool and cabana. There are two waivers include two grade changes of 8' maximum(cut) from existing grade where 4' maximum is permitted.

The following professionals were accepted as experts, duly sworn and testified on behalf of the Applicant: Tibor Latincsecs, PE, Conklin Associates, 29 Church St., Ramsey, NJ and William Boyce, LLA, Biosphere Landscape Architecture, PO Box 499, Saddle River, NJ.

The Board Engineer Martin Spence and the Board Landscape Architect, Scott Levy were also duly sworn and offered their expert testimony on behalf of the Board regarding the application.

OPEN TO THE PUBLIC:

No one wished to be heard

CLOSED TO THE PUBLIC:

Members of the Board questioned both the Applicant's experts and the Board's professionals after which a motion was made by Mr. Saint and seconded by Mr. Liva to approve the application and grant the waivers requested by the Applicant. A roll call vote ensued where the Motion was unanimously approved.

PUBLIC HEARING
SOIL RELOCATION:

The applicant is: RICHARD CONBOY, 43 Westerly Rd.(60 Oak Rd.), Block 1701 Lot 13

The applicant was represented by: Bruce Whitaker,
McDonnell & Whitaker, 245 East Main St., Ramsey, NJ

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The current application is to construct a new dwelling, pool and cabana. No waivers are requested as part of this application.

The following professionals were accepted as experts, duly sworn and testified on behalf of the Applicant: Robert Weissman, PE, Weissman Engineering Co., 686 Godwin Ave., Midland Park, NJ 07432 and Christopher Karach, LA, Box 114, Cresskill, NJ 07626.

The Board Engineer, Martin Spence and the Board Landscape Architect were also duly sworn and offered their expert testimony on behalf of the Board regarding the application.

OPEN TO THE PUBLIC:

Trinity Bui, 91 Chestnut Ridge Rd., Norbert Hom, 95 Chestnut Ridge Rd., Dr. Lederer, 103 Chestnut Ridge Rd., Michael Toomey, 52 Westerly Rd. and Barry Freeman, 28 Westerly Rd. spoke regarding the application.

CLOSED TO THE PUBLIC:

Members of the Board questioned both the Applicant's experts and the Board's professionals after which a motion was made by Mr. Richin and seconded by Mrs. Rogers to approve the application requested by the Applicant. A roll call vote ensued where the Motion was unanimously approved.

PUBLIC HEARING
SOIL RELOCATION:

The Applicant is James Vercelli, 11 Denison Dr., Saddle River, NJ.

The Applicant was represented by: Mr. Vercelli was not represented by an Attorney. It was noted that all notices were properly received.

The application is to construct a new dwelling and driveway at 3 Bridal Way, Block 1103 Lot 7. The following waivers were requested by the applicant. A waiver is required for disturbance of steep slopes in the range of 15% to 24.9%. Allowable disturbance is 1,250 SF, where 2,500 SF is proposed indicating a 1,250 SF Waiver.

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The following professionals were accepted as experts, duly sworn and testified on behalf of the Applicant: Christopher Lantelme, PE, Lantelme, Kurens & Assoc., PC, 101 West St., Hillsdale, NJ and Bruce Shepard, Landscape Designer, Magic Landscaping, PO Box 517, Allendale, NJ.

The Board Engineer, Martin Spence and the Board landscape architect were also duly sworn and offered their expert testimony on behalf of the Board regarding the application.

OPEN TO THE PUBLIC:

Rosemarie DePellegrini, 1 Bridal Way, Vicky Cook, 38 Bridal Way and James Rack, 42 Dimmig Rd., Upper Saddle River, NJ spoke regarding the application.

CLOSED TO THE PUBLIC:

Members of the Board questioned both the Applicant's experts and the Board's professionals after which a motion was made by Mrs. Bernhardt and seconded by Mr. Richin to approve the application and grant the waivers requested by the Applicant. A roll call vote ensued where the Motion was unanimously approved.

CLOSED SESSION

RIVER FARM TERRACE ESTATES:

Board Members voted unanimously to add a rider to the River Farm Terrace Estates, LLC, 9 River Farm Lane, Block 1801 Lot 7.01, Major Subdivision resolution stating that drainage and storm water management was not considered at this time but shall be considered on any of the three lots created by the subdivision when the applicant applies for a soil movement permit.

ADJOURNMENT:

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

Respectfully submitted,
Georgia Silverman, Secretary