

MINUTES OF THE REGULAR MEETING OF THE SADDLE RIVER PLANNING BOARD
HELD JULY 1, 2014 – 7:00PM MUNICIPAL BUILDING

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

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:

NEW APPOINTMENT:

At the Regular Meeting of the Mayor and Council on June 16, 2014 Adam Grossman was appointed an Alternate #2 Member of the Planning Board, expiration December 31, 2014. Mr. Grossman was duly sworn in at the July 1, 2014 Planning Board Meeting.

OPEN TO THE PUBLIC
NON-AGENDA ITEMS:

No one from the public wished to be heard.

APPROVAL OF MINUTES:

Mr. Richin moved for the approval of the Minutes of the Regular Meeting of May 6, 2014. Seconded by Mrs. Boyajian; Roll Call Vote, AYES Unanimous(All Eligible Voters).

COUNCILWOMAN KERNER excused herself at 7:30 PM because of a prior commitment.

MEMORIALIZING RESOLUTION
SOIL RELOCATION:

BRIAN HELD
6 BURNING HOLLOW RD.
BLOCK 1611 LOT 4.05

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A motion was made by Mr. Liva 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.

MEMORIALIZING RESOLUTION
SOIL RELOCATION AND SUBDIVISION(CONSOLIDATION):

ED RUSSO
16 COLTS FOOT GLEN
BLOCK 1201 LOT 30 & 9.01

A motion was made by Mr. Richin and seconded by Mr. Liva 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(Mr. Russo abstained).

PUBLIC HEARING
MAJOR SUB-DIVISION:

The applicant is: RIVER TERRACE ESTATES

The applicant was represented by: Bruce Whitaker, McDonnell & Whitaker, 245 E. Main St., Ramsey, NJ, 07446

The current application consists of a major subdivision and associated soil relocation for a roadway at River Farm Lane, Lot 7.01, Block 1801. The application consists of construction of a new roadway extension as well as a request for a variance(lot frontage) on the proposed middle lot(lot 2). The proposed street frontage on Lot 2 is 100.15 feet where the requirement is 200 ft.

The following professional was accepted as an expert, duly sworn and testified on behalf of the Applicant: Jeff Morris, PE, Boswell Engineering, 330 Phillips Ave., South Hackensack, NJ.

The Board Engineer Martin Spence was also duly sworn and offered his expert testimony on behalf of the Board regarding the application.

OPEN TO THE PUBLIC:

Tami Trobiano, 76 West Saddle River Rd., Lucille LaSala, 4 River Farm Lane and Mr. Steinhagen of Beatie, Padavano, Breslin and Dunn,

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Montvale, NJ, representing Donald Nuckel, Sr., 107 E. Saddle River Rd. and Donald Nuckel, Jr. spoke regarding the application

CLOSED TO THE PUBLIC:

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

DISCUSSION

ORDINANCE NO 14-900-C:

AN ORDINANCE TO AMEND CERTAIN PORTIONS
OF CHAPTER 210 OF THE ZONING CODE OF THE
BOROUGH OF SADDLE RIVER

Following a brief discussion of the ordinance Mrs. Boyajian moved to recommend approval of the ordinance to the Mayor and Council; Seconded by Mrs. Rogers. A roll call vote ensued where the Motion was unanimously approved.

ADJOURNMENT:

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

Respectfully submitted,
Georgia Silverman, Secretary