

MINUTES OF THE REGULAR MEETING OF THE SADDLE RIVER PLANNING BOARD  
HELD SEPTEMBER 2, 2014 – 7:00PM MUNICIPAL BUILDING

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

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 July 1, 2014. Seconded by Mrs. Bernhardt; Roll Call Vote, AYES Unanimous(All Eligible Voters).

OPEN TO THE PUBLIC  
NON-AGENDA ITEMS:

Mr. and Mrs. Henry Keizer, 15 Winding Way owners of a vacant lot at 19 Old Farms Rd. expressed concerns regarding construction by Mr. Inserra, owner of 23 Old Farms Rd. in the 25 foot non-disturb buffer and drainage work being done that they believe will have a negative impact on their property. Following a discussion and viewing photos, Chairman Meisel told Mr. and Mrs. Keizer that the Planning Board's Professional Team will meet with Mr. Scialla to discuss these matters and someone will get back to them.

PUBLIC HEARING  
SOIL RELOCATION:

VERCELLI  
3 BRIDAL WAY  
BLOCK 1103 LOT 7

Chairman Meisel noted that this application will be carried to the October 7<sup>th</sup> meeting with no further notice required.

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MEMORIALIZING RESOLUTION  
MAJOR SUB-DIVISION:

RIVER TERRACE ESTATE, LLC  
RIVER FARM LANE  
BLOCK 1801 LOT 7.01

A motion was made by Mr. Grossman and seconded by Mrs. Boyajian 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.

PUBLIC HEARING  
MINOR SUB-DIVISION:

The applicant is: STEPHEN WEBER

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

The current application consists of a minor subdivision at 5 Willow Pond Rd., Block 1801 Lots 11.01 and 11.02. The application is a resubmittal for a reapproval as a result of the prior approval not being filed within the specified time frame.

The following professional was accepted as an expert, duly sworn and testified on behalf of the Applicant: David Halls,, PE, Schwanewede/Hals Engineering, 9 Post Rd., Oakland, 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:

No one wished to be heard.

CLOSED TO THE PUBLIC:

Members of the Board questioned both the Applicant's expert and the Board's engineer after which a motion was made by Mrs. Rogers and seconded by Mrs. Bernhardt to approve the sub-division. A roll call vote ensued where the Motion was unanimously approved.

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PUBLIC HEARING  
MINOR SUB-DIVISION AND  
SOIL RELOCATION:

The applicant is: LUCAS, ZIMMER, DUNN

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

The application consists of an application for a minor subdivision(re-approval) and soil relocation approval for grading along the frontage at 123, 131, 133 and 135 East Saddle River Rd., Block 1607 Lots 21.01, 21.02 and 20, and 22.01. This application does not include any new home construction at this time. Grade change maximums are 7' close to the road where a maximum 4' is permitted necessitating a 3' waiver request.

The following professional was accepted as an expert, duly sworn and testified on behalf of the Applicant: Tibor Latincsecs, PE,PP, Conklin Associates, 29 Church St., Ramsey, 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 Mrs. Rogers and seconded by Mrs. Boyajian 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 BANCA

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The applicant was represented by: Robert Weissman, PE, Weissman Engineering Co., 686 Godwin Ave., Midland Park, NJ

The application consists of an application for construction of a single family dwelling, pool, septic, driveway, drainage and site improvements. No waivers from the steep slope categories are requested as part of the application.

The following professional was accepted as an expert, duly sworn and testified on behalf of the Applicant: Robert Weissman, PE, Weissman Engineering Co., 686 Godwin Ave., Midland Park, 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 expert and Mr. Banca and the Board's professionals after which a motion was made by Mr. Russo and seconded by Mrs. Rogers to approve the application requested by the Applicant. A roll call vote ensued where the Motion was unanimously approved.

ADJOURNMENT:

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

Respectfully submitted,  
Georgia Silverman, Secretary