

MINUTES OF THE REGULAR MEETING OF THE SADDLE RIVER PLANNING BOARD
HELD MAY 6, 2014 – 7:00PM MUNICIPAL BUILDING

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

PLEDGE OF ALLEGIANCE:

OPEN TO THE PUBLIC
NON-AGENDA ITEMS:

No one from the public wished to be heard.

APPROVAL OF MINUTES:

Mrs. Boyajian moved for the approval of the Minutes of the Regular Meetings of April 1, 2014 as corrected. Seconded by Mrs. Bernhardt; Roll Call Vote, AYES Unanimous.

MEMORIALIZING RESOLUTION
MINOR SUB-DIVISION:

THE RANGE
15 & 19 NORTH CHURCH RD.
BLOCK 1902 LOT 4.01 AND
BLOCK 1701 LOT 35

Mrs. Bernhardt moved for the approval of the Minor Sub-division application. Seconded by Mr. Saint; Roll Call Vote: AYES Unanimous.

JUNE MEETING DATE CHANGE:

Members of the Board voted unanimously to change the Tuesday, June 3rd meeting date to Wednesday, June 4th because of Election Day.

MAJOR SUB-DIVISION
(INTRODUCTION AND CLASSIFICATION ONLY):

RIVER TERRACE ESTATES
RIVER FARM LANE

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BLOCK 1801 LOT 7.01

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

Following a brief discussion Board Members agreed with the recommendation of the Sub-division Committee that the application is a major sub-division.

Mrs. Boyajian moved to endorse the sub-division's findings as a major sub-division. Seconded by Mrs. Rogers. Roll Call Vote: AYES Unanimous.

PUBLIC HEARING
SOIL RELOCATION:

The Applicant is: Brian Held, 85 W. Central Ave., Maywood, NJ, 07607

The Applicant was represented by: Steven Honig, Honig & Honig, 167 Franklin Tpk., Waldwick, NJ 07063

The application is to construct a new dwelling on a vacant lot at 6 Burning Hollow Road, Block 1611 Lot 4.05. The following waivers were requested by the Applicant: SR-1 maximum change in grade 9.5 feet, SR-2 FFE within 4' of average grade (feet) 6, SR-3 slope 15 to 24% SF 5,438, SR-4 slope 25 to 34.9% SF 3,474 and SR-5 slope > 35% SF 6,218.

The following professionals were accepted as experts, duly sworn and testified on behalf of the Applicant:

Perry Frenzel, McNally Engineering, 169 Ramapo Valley Rd., Oakland, NJ, and Richard Zimmer, Tapestry Landscape Architecture-Landscape, 7 Argyle St., Haskell, NJ

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

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 and grant the

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waivers requested by the Applicant. A roll call vote ensued where the Motion was unanimously approved.

PUBLIC HEARING
SOIL RELOCATION AND
SUB-DIVISION (CONSOLIDATION):

The Applicant is Ed Russo.

The Applicant was represented by: Richard Berger, Esq., Russo Development, 570 Commerce Blvd., Carlstadt, NJ.

The application is to combine lots 30 and 9.01 into a single lot consisting of 5.9 acres and construct a new dwelling, site improvements, tennis court and pool at 16 Colts Foot Glen, Block 1201 Lot 30 & 9.01. A 2.9 ft. waiver from the soil relocation ordinance was proposed.

The following professionals were accepted as experts, duly sworn and testified on behalf of the applicant: Douglas Bartels, PE, Russo Development, 570 Commerce Blvd., Carlstadt, NJ and Bradley Meumann, LA, Meumann Associates, 7 Ledgerock Ct., Morris Plains, 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.

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 waiver requested by the applicant. A roll call vote ensued where the Motion was unanimously approved.

ADJOURNMENT:

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

Respectfully submitted,
Georgia Silverman, Secretary