

PRESENT: Members: Chairman Russo, Bernhardt, Boyajian, Councilman  
Jensen, Liva, Richin, Rogers and Russo  
Alternate Members: Grossman and Bedren  
Planning Board Attorney: DiBiasi  
Planning Board Engineer: Spence  
Planning Board Landscape Architect: Levy  
ABSENT: Mayor Raia

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. Rogers moved for the approval of the Minutes of the Special Meeting of November 3, 2015. Seconded by Mrs. Bernhardt, Roll Call Vote, AYES Unanimous(All Eligible Voters).

OPEN TO THE PUBLIC  
NON AGENDA ITEMS:

No one wished to be heard.

MEMORIALIZING RESOLUTION  
SOIL RELOCATION:

BRENDAN ALLEN  
14 EUGENE RD.  
BLOCK 1808 LOT 6

A motion was made by Mr. Richin and seconded by Mr. Grossman 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:

CHOUDHARY  
271 E. SADDLE RIVER RD.  
BLOCK 1102 LOT 3

A motion was made by Mrs. Bernhardt 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.

MEMORIALIZING RESOLUTION  
SOIL RELOCATION:

LI & XU  
39 WOODCLIFF LAKE RD.  
BLK. 1502 LOT 25

A motion was made by Mrs. Rogers and seconded by Mr. Russo 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  
SITE PLAN:

The Applicant is VERSAILLES REALTY COMPANY

The Applicant was represented by: James Jaworski, Wells, Jaworski & Liebman, LLP, 12 Route 17 North, PO Box 1827, Paramus, NJ.

The application is for building upgrades to the existing footprints including new dormers, exterior finishes and signage, limited site improvements including paver walk ways to replace existing sidewalk, new light poles and signage, construction of a dumpster corral at rear of building located at 171 & 175 E. Saddle River Rd., Block 1401, Lots 11, 12 and 13.

The following professionals were accepted as experts, duly sworn and testified on behalf of the Applicant: Benjamin Lucarelli, Versailles Realty Company, 20 Bingham Ave., Rumson, NJ, owner, Daniel LaMothe, PE, Lapatka Associates, Inc., 12 Route 17 North, Suite 230, Paramus, NJ and

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:

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. Grossman 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.

ADJOURNMENT:

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

Respectfully submitted,  
Georgia Silverman, Secretary