

**MINUTES OF THE PLANNING BOARD
OF THE BOROUGH OF SADDLE RIVER
February 4, 2020**

PUBLIC NOTICE

PLEDGE OF ALLEGIANCE

All present participated.

ROLL CALL:

The Clerk took roll call, the following members were present or absent:

Present:, Chairman Jeff Liva, Mayor Kurpis, Council Member Hekemian, Members: Gerald Bedrin, Carol Boyajian, Chris DiGirolamo, Doug Holden, Peter Ponzini, Jordan Richin

Absent: Nicholas Lonzisero, Jerry Decrosta (conflict with applications)

Professionals Present: Borough Engineer Martin Spence, Borough Landscape Architect Scott Levy, Attorney Tom DiBiasi

APPROVAL OF MINUTES:

Minutes 12/3/19

Motion to approve minutes of 12/3/19 Offered by Chris DiGirolamo

Seconded by Peter Ponzini

PassedAbstain: Boyajian, Hekemian, Holden

Absent: Decrosta, Lonzisero

Minutes 1/7/2020 PB Reorganization

Motion to approve minutes of 1/7/20 Offered by Gerald Bedrin

Seconded by Council Member Hekemian

PassedAbsent: Decrosta, Lonzisero

MEMORIALIZING RESOLUTION(S):

Chairman Liva announced a change in the agenda moving the Memorializing Resolutions to after the Public Hearings.

20-06 Patriot Farms

Mayor Kurpis and Chairman Liva recused themselves. Vice Chair Boyajian asked for a motion to approve the resolution. Motion to approve 20-06 Patriot Farms Offered by Chris DiGirolamo

Seconded by Peter Ponzini

PassedAbstain: Bedrin, Kurpis, Liva, Richin

Absent: Decrosta, Lonzisero

20-07 S.R. Barnstable, LLC

Councilman Hekemian, Mayor Kuris and Chairman Liva recused themselves. Vice Chair Boyajian asked for a motion to approve the resolution. Motion to approve 20-07 S.R. Barnstable, LLC
Offered by Gerald Bedrin
Seconded by Chris DiGirolamo
Passed/Abstain: Hekemian, Kurpis, Liva, Richin
Absent: Decrosta, Lonzisero

20-08 Consistency Review Bond Ordinance 20-984-M

20-08 Consistency Review Bond Ordinance 20-984-M will be reviewed at Planning Board Special Meeting on 2/5/20 when a Planning expert will be in attendance for said review.

PUBLIC HEARING(S):

Public hearings were moved up on the agenda and 84 Chestnut Ridge Rd. will be heard first.

84 Chestnut Ridge Rd.

84 Chestnut Ridge Rd.

Scifo

**Soil Relocation (including one waiver) new home and site improvements.
An existing home has recently been demolished.**

Bruce Whitaker, McDonnell-Whitaker, LLC., representing applicant Scifo, B1901 L50, 84 Chestnut Ridge Rd. Soil movement application for the construction of a new single family home and improvements.

Mr. DiBiasi swore in the Borough Professionals Martin Spence and Scott Levy as well as the Professionals for the applicant, Thomas Skrable, Engineer and Christopher Karach, Landscape Architect. Mr. Skrable updated his plan according to the requests from Mr. Spence. He then reviewed said plans for the Board. Mr. Spence stated the revisions satisfied his requests. Mr. Karach reviewed the landscaping plans for the Board. Mr. Levy is satisfied by said plans.

Chairman Liva opened the hearing to questions from the Board and then to the public. There were no public comments.

Motion to move the application forward. Offered by Chris DiGirolamo

Seconded by Gerald Bedrin

Passed/Abstain: Holden

Absent: Decrosta, Lonzisero

3 Christopher Place

3 Christopher Place

Maltsen

Soil Relocation Application

For the record, Mr. DiBiasi and Mr. DiGirolamo have had business transactions with Mr. Sekas in the past. Nicholas Sekas, Sekas Law Group, LLC, representing applicant Maltsen, B1609 L19, 3 Christopher Place. Previous approval from the Zoning Board, now seeking approval from the Planning Board for a Soil Relocation application for the construction of a new single family home and improvements.

Mr. DiBiasi swore in the Borough Professionals Martin Spence and Scott Levy as well as the Professionals for the applicant, Bruce Rigg, Engineer and Adam Howell, Landscape Architect. Mr. Rigg reviewed the architectural plans for the Board. Mr. Spence reviewed his letter of completion and stated his request for revisions have been satisfied. Mr. Karach reviewed the landscaping plans for the Board. Mr. Levy is satisfied by said plans.

Chairman Liva opened the hearing to questions from the Board and then to the public. There were no public comments.

Motion to move the application forward. Offered by Gerald Bedrin

Seconded by Jordan Richin

Passed Absent: Decrosta, Lonzisero

241 E. Saddle River Rd.

241 East Allendale Rd.

Kohen

Soil relocation for new home and site improvements.

Mrs. Kohen introduced herself to the Board as the owner/applicant for the following application.

Mr. DiBiasi swore in the Borough Professionals Martin Spence and Scott Levy as well as the Professionals for the applicant, Tibor Latincics, Engineer and William Lenz, Landscape Architect. Mr. Conklin reviewed the architectural plans for the Board. Mr. Spence reviewed his letter of completion and stated his request for revisions have been satisfied with four additional requests. Mr. Lenz reviewed the landscaping plans for the Board. Mr. Levy is satisfied by said plans.

Chairman Liva opened the hearing to questions from the Board and then to the public. There were no public comments.

Motion to move application forward. Offered by Chris DiGirolamo

Seconded by Gerald Bedrin

Passed Absent: Decrosta, Lonzisero

NEW BUSINESS:

None.

CLOSED SESSION:

None.

ADJOURNMENT:

Chairman Liva reminded the Board about the joint meeting tomorrow night with the Mayor and Council at 6pm. Mayor Kurpis stated they will be reviewing the proposed settlement documents for Affordable Housing. Motion to adjourn. Offered by Jeff Liva

Seconded by Chris DiGirolamo

Passed Unanimously Absent: Decrosta, Lonzisero

Respectfully submitted,

Vanessa Nienhouse

Municipal Clerk
Planning Board Secretary