

**MINUTES OF THE PLANNING BOARD
OF THE BOROUGH OF SADDLE RIVER
March 3, 2020**

PUBLIC NOTICE

Clerk to Read - "Notice of this meeting in compliance with the Open Public Meetings Act, Chapter 231 of the Laws of 1975 has been given by posting a notice of the scheduled dates of all the regular meetings of the Planning Board of the Borough of Saddle River on the bulletin board, in the Municipal Building and in the office of the Clerk and by e-mailing notice thereof to the Record and the Herald News on December 27, 2019. Also posted on the Borough website."

PLEDGE OF ALLEGIANCE

All present participated.

ROLL CALL:

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

Present: Mayor Kurpis, Council Member Hekemian, Members: Gerald Bedrin, Carol Boyajian, Jerry Decrosta

Absent: Chairman Jeff Liva, Members: Chris DiGirolamo, Doug Holden, Nicholas Lonziser, Peter Ponzini, Jordan Richin

Professionals Present: Borough Engineer Martin Spence and Planning Board Attorney Tom DiBiasi

APPROVAL OF MINUTES:

Minutes 1/22/20 Special Meeting with Mayor and Council

Motion to approve 1/22/20 Minutes, Special Meeting with Mayor and Council Offered by Gerald Bedrin

Seconded by Council Member Hekemian

Passed

Minutes 2/2/20 Special Meeting with Mayor and Council

Minutes 2/4/20

Motion to approve Minutes 2/4/20 Offered by Gerald Bedrin

Seconded by Council Member Hekemian

Passed

Minutes 2/5/20 Special Meeting with Mayor and Council

Minutes 2/5/20 Special Meeting with Mayor and Council Motion to approve Minutes 2/5/20, Special Meeting with Mayor and Council Offered by Gerald Bedrin

Seconded by Council Member Hekemian

Passed

MEMORIALIZING RESOLUTION(S):

R20-10 241 E. Saddle River Rd.

Motion to approve R20-10 241 E. Saddle River Rd. Offered by Gerald Bedrin
Seconded by Council Member Hekemian
Passed

R20-11 3 Christopher Place

Councilman Hekemian asked Borough Engineer about the reference to a building height discrepancy mentioned in the resolution. He responded applicant is proposing a 1.5 story building which has been referred to the Zoning Officer. Motion to approve R20-11 3 Christopher Place
Offered by Council Member Hekemian
Seconded by Gerald Bedrin
Passed

R20-12 84 Chestnut Ridge Rd

Motion to approve R20-12 84 Chestnut Ridge Rd Offered by Gerald Bedrin
Seconded by Council Member Hekemian
Passed

PUBLIC HEARING(S):

Saddle River Eyecare
171 East Saddle River Rd
David Rajkowski
Eyecare Office

Attorney DiBiasi sworn in applicant Dr. David Rajkowski and Borough Engineer Martin Spence. Applicant's attorney Andrew Kohut with Wells, Jaworski & Liebman, LLP presented the board with the details of the application to occupy 171 East Saddle River Rd as and eye care office named Saddle River Eyecare.

The Board approved the following waiver of site plan

Resolution No. 20-15

WHEREAS, Saddle River Eyecare, tenant of 171 East Saddle River Road, Block #1401, Lot #12, in the Borough of Saddle River has requested a waiver of site plan for a change of use and;
NOW THERE FORE BE IT RESOLVED, that the Saddle River Planning Board does hereby grant a waiver of site plan approval subject to the following conditions:

1. Use will be for an Optometry Office; and
2. Comply with the Borough's applicable ordinances and requirements; and
3. The Planning Board reserves the right to review this occupancy after one year,
In the event a hazard is created

Motion to approve R20-15 Approval of Waiver of Site Plan Offered by Gerald Bedrin

Seconded by Jerry Decrosta
Passed

NEW BUSINESS:

20-13 Recommend Approval of Ordinance 20-985M

WHEREAS, the Planning Board of the Borough of Saddle River has reviewed and discussed Bond Ordinance 20-985-M, and found it to be not inconsistent with the Borough of Saddle River's Master Plan.

NOW THERE FORE BE IT RESOLVED, that the Saddle River Planning Board does hereby recommend to the Mayor and Council of the Borough of Saddle River that Ordinance 20-985-M be adopted:

Board Attorney DiBiasi added a memorandum was received from Borough Planner Burgis outlining his consistency review of said ordinance which pertains to the acquisition of 3 Choctaw Trail.

Each member certified on the record that they have read said memorandum dated March 3, 2020.
Motion to approve resolution 20-13 Recommend Approval of Ordinance 20-985M Offered by Gerald Bedrin
Seconded by Jerry Decrosta
Passed

CLOSED SESSION:

CLOSED SESSION

Mayor Kurpis invited Borough Engineer Spence into the closed session.

CLOSED SESSION RESOLUTION 20-16

WHEREAS, N.J.S.A. 10:4-12 allows for a public body to go into closed session during a public meeting, and

WHEREAS, the Planning Board of the Borough of Saddle River has deemed it necessary to go into closed session to discuss certain matters which are exempted from the public; and

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Borough of Saddle River will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12b:

 X Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed;

Motion to approve closed session R 20-16. Offered by Mayor Kurpis

Seconded by Gerald Bedrin

Passed

20-14 Planning Board Fees 2020

Vice Chairperson highlighted changes made to the original resolution. A discussion followed regarding various suggested additional changes. Mayor Kurpis suggested we go into closed session to review. Resolution moved to follow closed session.

After the Closed session, The approved resolution is as follows:

SADDLE RIVER PLANNING BOARD FEES 2020

WHEREAS, the Saddle River Planning Board has reviewed its schedule for filing applications before the Board, its annual expenses and comparable fees charged by Planning Boards in neighboring municipalities; and

WHEREAS, it has determined that the fees shall be revised to cover the cost of Board operating expenses;

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Saddle River that effective immediately fees for Planning Board applications shall be as follows:

1. Applications for **Minor Subdivision** have an application fee of **\$500.00 + \$250 per lot**, plus a deposit of **\$2,000.00** escrow, toward review fees or fees for preparation of documents by the Board Attorney, Municipal Engineer or other Board-appointed experts.
2. Applications for **Major Subdivision** have an application fee of **\$1,000.00 + \$250 per lot**, plus a deposit of **\$2,000.00** escrow toward review fees or fees for preparation of documents by the Board Attorney, Municipal Engineer or other Board-appointed experts.
3. Applications for **Reverse Subdivision** have an application fee of **\$150**, plus a deposit of **\$500.00** escrow toward review fees or fees for preparation of documents by the Board Attorney, Municipal Engineer or other Board-appointed experts.
4. Applications for **Site Plans (Preliminary and Final)** have an application fee of **\$500.00**, plus a deposit of **\$5,000.00** escrow, toward review fees of document preparation fees by the Board Attorney, Municipal Engineer or other Board-appointed experts.
5. Application for **Soil Relocation** have an application fee of **\$400.00**, plus a deposit of **\$5,400.00** escrow, toward review fees or fees for preparation of documents by the Board Attorney, Municipal Engineer or other Board-appointed experts.
6. Applications for a **Sign Variance** have an application fee of **\$200.00**, plus a deposit of **\$1,000.00** escrow, toward review fees or fees for preparation of documents by the Board Attorney, Municipal Engineer or other Board-appointed experts.
7. Applications for a **Waiver of Site Plan** have an application fee of **\$100.00**, toward review fees or fees for preparation of documents by the Board Attorney, Municipal Engineer or other Board-appointed experts.
8. Escrow deposits define initial deposits at time of filing. The applicant shall be notified of any shortfalls in the available escrow during or after completion of the application process and supplement the escrow account. **For site plan**, applicants shall maintain a minimum of **\$2,000** balance during the process. **For subdivision**, applicants shall maintain a minimum of **\$1,000** balance during the process.
9. Engineering, legal or expert fee deposits shall be made initially when the application is filed. Additional fee deposits may be required and shall be made after review of the application, if it is determined that additional services are necessary.

Motion to 20-14 Planning Board Fees 2020 Offered by Jerry Decrosta
Seconded by Gerald Bedrin
Passed

ADJOURNMENT:

Motion to adjourn. Offered by Gerald Bedrin
Seconded by Council Member Hekemian
Passed Unanimously

Respectfully submitted,

Vanessa Nienhouse
Municipal Clerk
Planning Board Secretary