

**MINUTES OF THE PLANNING BOARD  
OF THE BOROUGH OF SADDLE RIVER - SPECIAL MEETING  
October 26, 2020**

**Zoom Information:**

Join Zoom Meeting  
[https://saddleriver-org.zoom.us/j/88363848218?](https://saddleriver-org.zoom.us/j/88363848218?pwd=d205Zi9wJThtZW9qNENkTXdyOVdRZz09)  
[pwd=d205Zi9wJThtZW9qNENkTXdyOVdRZz09](https://saddleriver-org.zoom.us/j/88363848218?pwd=d205Zi9wJThtZW9qNENkTXdyOVdRZz09)  
Meeting ID: 883 6384 8218  
Passcode: 10/26/20  
Call in:  
+1 929 205 6099 US (New York)  
Meeting ID: 883 6384 8218  
Passcode: 55846984

**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 special 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 10/13/2020. Purpose of this Special Meeting is for the following: Consideration of Adoption of a 2020 Land use Plan Element of the Master Plan"

**PLEDGE OF ALLEGIANCE**

All participated.

**ROLL CALL:**

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

Present: Mayor Kurpis, Chairman Jeff Liva, Council Member Hekemian Members: Gerald Bedrin, Carol Boyajian, Jerry Decrosta, Nicholas Lonziser, Jordan Richin

Absent: Members: Doug Holden, Peter Ponzini

Professionals Present: Engineer Martin Spence, Planning Board Attorney Thomas DiBiasi, Borough Planner Joe Burgis

**PUBLIC HEARING(S):**

2020 Housing Element and Fair Share Plan

Borough Planner Joe Burgis was sworn in by Attorney DiBiasi.

Every Municipality has a Constitutional Obligation to address its Affordable Housing obligation. This Housing Element and Fair Share Plan is designed to do so. Saddle River already has a signed agreement with the Fair Share Housing Center. The Affordable Housing obligation is broken down into three main components: rehabilitation obligation, prior round obligation, and a future obligation.

Rehabilitation obligation: Originally set at forty-five dwelling units. Regulations allow a Municipality to do a structural conditions survey and through that nine dwelling units were identified in need of physical repair. As part of the settlement agreement, Saddle River will set aside one third of the total amount of money needed to fix those homes. The amount is twenty thousand dollars per dwelling unit totaling one-hundred twenty thousand dollars. Saddle River's obligation is to set aside one third of that amount, forty-thousand dollars in the spending plan. That money will be deducted from Saddle River's affordable housing trust fund.

Prior round obligation: 1987-1999 obligation was set at one-hundred sixty-two units by the Council on Affordable Housing. Borough has addressed the entirety of that obligation.

Prospective need: Originally told two-hundred forty-four affordable housing units. Saddle River settled on one-hundred thirty-two units addressed with four different sites. In addition there is the unmet need which is the difference of two-hundred forty-four and one-hundred thirty-two units which is one-hundred twelve. The Borough is obligated to show that they are making a good faith effort to addressing that number. This is being done with overlay zones.

The affordable housing plan gives the Borough protection against future affordable housing litigation until they year of 2025. It is consistent with the structure of the settlement agreement. Scheduled to go back before Judge Padavano on November 4th to indicate to him how we have complied with the provisions of the settlement agreement. This is the Fair Hearing.

Chairman Liva opened the hearing to Board comments or questions.

**NEW BUSINESS:**

20-26 approve the adoption the 2020 Housing Element and Fair Share Plan

**BOROUGH OF SADDLE RIVER PLANNING BOARD**  
**RESOLUTION ADOPTING THIRD ROUND HOUSING ELEMENT & FAIR SHARE PLAN**  
**DATED OCTOBER 5, 2020**

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Borough of Saddle River Planning Board (the "Board"), held a public hearing on October 26, 2020 on a proposed Third Round Housing Element and Fair Share Plan dated October 5, 2020 (the "2020 HE & FSP") which would amend the Borough's prior Third Round Housing Element and Fair Share Plan in accordance with In re Adoption of N.J.A.C. 5:96 & 5:97, 221 N.J. (2015); and

**WHEREAS**, upon the conclusion of the public hearing, the Board determined that the 2020 HE & FSP is consistent with the goals and objectives of the Borough Master Plan, will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and is designed to achieve, and the adoption and implementation of the 2020 HE & FSP will achieve access to affordable housing to meet present and prospective housing needs in accordance with N.J.S.A. 52:27D-310;

**NOW THEREFORE BE IT RESOLVED**, by motion duly made and seconded, that the Borough of Saddle River Planning hereby adopts the 2020 HE & FSP.

Motion to approve resolution R20-26 adoption of the 2020 Housing Element and Fair Share Plan

Offered by Carol Boyajian  
Seconded by Jordan Richin  
Passed Absent: Holden, Ponzini

**CLOSED SESSION:**

None.

**ADJOURNMENT:**

Motion to adjourn Offered by Gerald Bedrin  
Seconded by Carol Boyajian  
Passed Unanimously

Respectfully submitted,

Vanessa Nienhouse  
Municipal Clerk  
Planning Board Secretary