

**MINUTES OF THE PLANNING BOARD
OF THE BOROUGH OF SADDLE RIVER
October 6, 2020**

ZOOM INFO:

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Meeting ID: 830 4496 7120

Password: 168490

Dial In - (929) 205 6099

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 participated.

ROLL CALL:

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

Present:, Chairman Jeff Liva, Members: Gerald Bedrin, Carol Boyajian, Doug Holden, Nicholas Lonziserio

Absent: Members: Mayor Kurpis, Council Member Hekemian, Jerry Decrosta, Peter Ponzini, Jordan Richin Planning and Board Attorney Tom DiBiasi

Professionals Present: Engineer Martin Spence, Donald Rinaldi Substitute Planning Board Attorney

APPROVAL OF MINUTES:

September 1, 2020 Meeting Minutes

Motion to approve Offered by Carol Boyajian

Seconded by Gerald Bedrin

Passed Absent: Decrosta, Hekemian, Kurpis, Ponzini, Richin

MEMORIALIZING RESOLUTION(S):

20-23 204 E. Saddle River

Motion to approve Offered by Gerald Bedrin

Seconded by Carol Boyajian

Passed Absent: Decrosta, Hekemian, Kurpis, Ponzini, Richin

20-24 Versailles Realty Company

Motion to approve Offered by Gerald Bedrin
Seconded by Carol Boyajian
Passed Absent: Decrosta, Hekemian, Kurpis, Ponzini, Richin

20-25 35 W. Wildewood Rd.

Motion to approve Offered by Gerald Bedrin
Seconded by Dr. Doug Holden
Passed Absent: Decrosta, Hekemian, Kurpis, Ponzini, Richin

20-26 11 Glenwood Drive - Revised

Borough Engineer Spence stated he received a request from the applicant (Karimi) through their engineering and attorney (Whitaker) to revise the plot plan which had received a Soil Relocation approval late last year, 2019. The original approval had the new home partially straddling the existing home. The applicant would like to stay in the existing home while the new home is being built.

The relocation shifts the house 44.8' to the south from the original approval.

Building coverage at 6.54% remains unchanged.

Elevations remain the same, soil relocation (movement) is the same.

No variances or new waivers are requested.

Improved lot coverage is now proposed at 19.33%, where the original approval proposed 19.12%, increase results in slightly longer driveway, where 21% is maximum.

Our review finds the "SOIL RELOCATION" parameters and design is consistent with the original approvals, with the exception of the horizontal shifting of the house. No new Soil Relocation waivers are proposed. There are no new soil relocation significant matters/differences between the layouts.

The applicant requested the Board review this as a minor de minimus change and no further formal Board approval is required. and you further discuss this at the October 6, meeting.

He has submitted a revised plan showing the relocation and offered the following:

As per our discussions, attached is a revised site plan for the above lot, shifting the proposed dwelling outside of the existing building envelope, to allow the existing dwelling to remain and be occupied during construction.

A summary of comments is as follows:

1. The proposed septic system would be built and utilized by the existing dwelling during construction. This would require plumbing modifications in the existing basement, which the owner is aware of.
2. The changes do not affect our waiver request. The 6,400 sf area that requires >4' of fill near the southeast corner of the lot remains identical to the prior plans. No other (new) waivers are required.
3. The driveway is lengthened to accommodate the house shift, creating about 200 sf of additional impervious coverage.

4. The wall along the 50' riparian buffer is extended to allow the grading at the perimeter of the dwelling to remain as per prior plans. The existing and proposed average elevations at the front foundation line changed slightly, but the overall grading scheme remains very similar to prior plans.
5. The prior proposed house location is shown in light grey hatch.
6. The soil erosion details are omitted, for clarity. We can add these back on the drawing for future submissions, as required.

Chairman Liva stated the approving resolution should stat the following stipulations:

Applicant will need to:

Allow current structure to stay in place for 24 months after the building permit is issued for new home. Bond will be posted to ensure the current home will be taken down with in forty-five days after temporary certificate of occupancy is issued.

Motion to approve Offered by Carol Boyajian

Seconded by Gerald Bedrin

Passed Absent: Decrosta, Hekemian, Kurpis, Ponzini, Richin

ADJOURNMENT:

Voice vote to adjourn. All voted yea

Respectfully submitted,

Vanessa Nienhouse
Municipal Clerk
Planning Board Secretary