

**MINUTES OF THE PLANNING BOARD
OF THE BOROUGH OF SADDLE RIVER - SPECIAL MEETING
September 8, 2020**

Zoom Information:

[https://saddleriver-org.zoom.us/j/6993671433?
pwd=NXNYM1RuTVNKVXRBTHQ4MDZZRndKdz09](https://saddleriver-org.zoom.us/j/6993671433?pwd=NXNYM1RuTVNKVXRBTHQ4MDZZRndKdz09)

Meeting ID: 699 367 1433
Passcode: 090820

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 August 26, 2020. Purpose of this Special Meeting is for the following: Consideration of Adoption of a 2020 Land use Plan Element of the Master Plan and Consideration of Ordinance No. 2020-1000 An Ordinance Amending Chapter 210 Zoning Ordinance of the Code of the Borough."

PLEDGE OF ALLEGIANCE

All participated.

ROLL CALL:

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

Present: Mayor Kurpis, Council Member Hekemian, Chairman Jeff Liva, Members: Gerald Bedrin, Carol Boyajian (arrived at 7:06pm), Nicholas Lonziserio, Jordan Richin

Absent: Members: Jerry Decrosta, Doug Holden, Peter Ponzini

Professionals Present: Borough Engineer Martin Spence, Borough Landscape Engineer Scott Levy, Planning Board Attorney Tom DiBiasi, Borough Planner Joe Burgis

NEW BUSINESS:

R20-21 approve the adoption the 2020 Land Use Plan

Borough Planner Joe Burgis was sworn in by Borough Planning Attorney. Land Use Plan amendment dated August 27, 2020. Amends the 2010 comprehensive plan. The purpose of the amendment: 1. Designed to reflect the settlement agreement between Saddle River and Fair Share Housing Center. 2. Incorporates a 2012 reexamination report recommendation which called for an amendment to the goals and objectives of the Master Plan, specifically the part that states goal should be to comply with Affordable Housing and Fair Housing Act. 3. To bring in Consistency with the Borough Land Use Plan, Reexamination report recommendation, Zoning Ordinance and upcoming Housing Element and Fair Share Plan.

The amendment designates the following sites for Affordable Housing: 107 - 115 East Allendale

Rd., 14 Algonquin Trail, 1,2 &3 Choctau Trail. Mr. Burgis explained the sites in depth.

Chairman Liva opened the meeting to the public. Seeing none he asked for a motion.

**RESOLUTION ADOPTING 2020 LAND USE PLAN ELEMENT TO AMEND
THE 2010 BOROUGH LAND USE PLAN**

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Saddle River Planning Board (the “Board”) held a public hearing on September 8, 2020 on a proposed 2020 Land Use Plan Element to Amend the 2010 Borough Land Use Plan (the “proposed Master Plan Amendment”); and

WHEREAS, upon the conclusion of the public hearing held on September 8, 2020, the Board determined that the proposed Master Plan Amendment 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;

NOW THEREFORE BE IT RESOLVED, by motion duly made and seconded on September 8, 2020, that the Board hereby adopts the 2020 Land Use Plan Element to amend the 2010 Borough Land Use Plan.

Motion to approve R 20-21 Offered by Carol Boyajian

Seconded by Jordan Richin

Passed Absent: Bedrin, Holden, Ponzini

R20-20 Recommend Approval of Ordinance 20-1000

Board Attorney DiBiasi Swore in Borough Planner Joe Burgis. Council Member Hekemian recused him self. Mr. Burgis stated the ordinance would allow for one plenary Liquor License in the E.B. Crossing Business District. It is not inconsistent with the Master Plan which does not have specific wording against allowing a liquor licence.

Chairman Liva opened the meeting to the Board to ask question to Planner Burgis.

Mr. Bedrin asked for details to which Mayor Kurpis responded, The Borough is planning on offering one Liquor Licence to an establishment in the Saddle River Crossings via a public bidding. Mr. Lonzifero asked if the Borough has ever had a liquor license before. The response was no. A conversation followed with the members. Attorney DiBiasi suggested that Chairman Liva may want to offer more time with this and that it could be brought up for further consideration at the scheduled Special Meeting on September 17th. Chairman Liva stated those with questions should attend the Mayor and Council meeting on September 10th.

WHEREAS, the Planning Board of the Borough of Saddle River has reviewed and discussed Ordinance 20-1000, 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 20-1000 be adopted:

Motion to table resolution 20-20 Carried til September 17th. Offered by Gerald Bedrin
Seconded by Carol Boyajian
Passed Abstain: Hekemian
Absent: Decrosta, Holden, Ponzini

NEW BUSINESS:

Plan for the Saddle River Cafe Dining has not gone to the Historic commission. Once the approval is given, Attorney DiBiasi will advise if the Planning Board will need to take further action.

Engineer Spence added the Planning Board Meeting on September 17th the Board will be reviewing the Choctaw and East Allendale Rd. sites submitted by the Michael's Group. This is a comprehensive site plan for the development of those properties. Attorney DiBiasi added this may not be completed in one night and may be carried to the 21st, and/or 22nd.

PUBLIC HEARING(S):

None.

ADJOURNMENT:

Motion to adjourn. Offered by Gerald Bedrin
Seconded by Jordan Richin
Passed Unanimously

Respectfully submitted,

Vanessa Nienhouse
Municipal Clerk
Planning Board Secretary