

**BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING AGENDA**

**WEDNESDAY, FEBRUARY 11, 2026 – 7 PM**

\****Revised*** Agenda for the Wednesday, February 11, 2026 meeting of the Upper Saddle River Planning Board scheduled to begin at 7:00 pm in the USR Borough Hall, 376 West Saddle River Road, Upper Saddle River, NJ 07458.

*Pursuant to The Open Public Meetings Act P.L. 1975, Chapter 231, proper notice of this meeting has been provided by e-mail to The Record and The Ridgewood News on December 11, 2025 at which time the date, time, place and purpose of the meeting was set forth. Notice was posted on the bulletin board in the Borough Hall and on the Borough Website: [www.usrtoday.org](http://www.usrtoday.org)*

**PLEDGE OF ALLEGIANCE**

**OATH OF ALLEGIANCE**

Mayor Fardanesh	Class I	(1) year term ending December 31, 2026
Sarah Drennan	Class III	(1) year term ending December 31, 2026

**ROLL CALL**

Mayor	Arman Fardanesh
Councilwoman	Sarah Drennan
Borough Administrator	Theodore Preusch
Chairman	Joseph Donato
Vice Chairman	Robert Richardi
	Daria Fox
	Robert Jacobs
	Michael Putrino
	Christian Wiederholz

Board Clerk                      Linda Marmora

**Board Professionals:**              Mark Madaio Esq, Planning Board Attorney  
Nicki Louloudis PE, PP, CME/ Colliers Engineering/Borough Engineer

**APPROVAL OF MINUTES:**              January 22, 2026

**PUBLIC HEARING**

1. Variance Application of **Veytsman**  
**14 Lambert Lane – Block 1007 – Lot 8**  
(Front Yard Setback, Building Height; Number of Stories/Addition)

***(APPLICATION CARRIED TO P. HEARING – THURSDAY, FEBRUARY 26, 2026)***

2. Variance Application of Ramsey Center II, LLC  
(Use Variance; Front Yard Setbacks/New “7 Brew” Drive-thru Coffee Shop w Refrigerator Shed)  
(Continuation of January 22, 2026 Public Hearing)

***(APPLICATION CARRIED TO P. HEARING – THURSDAY, FEBRUARY 26, 2026)***

3. Variance Application of Ferraioli  
29 Stone Ledge Road – Block 513 – Lot 23  
(Side Yard Setback/Mechanical Pad/AC Units/Generator)

**PUBLIC COMMENT**

**ADJOURNMENT**

*\*Agenda subject to revision*

**Next Board Meeting Date:                      Thursday, February 26, 2026 – 7 pm**