

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING AGENDA

THURSDAY, APRIL 23, 2026 – 7 PM

***Agenda for the Thursday, April 23, 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 and April 2, 2026 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

PLEDGE OF ALLEGIANCE

OATH OF ALLEGIANCE

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

ROLL CALL

Mayor	Arman Fardanesh
Council Member	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
<u>Board Professionals:</u>	Mark Madaio Esq, Planning Board Attorney
	Nicki Louloudis PE PP CME, Colliers Engineering/Borough Engineer

APPROVAL OF MINUTES: March 26, 2026

RESOLUTION (Memorialization)

- 1. Variance Application of Ferraioli (DENIED)
29 Stone Ledge Road – Block 513 – Lot 23
(Side Yard Setbacks/Mechanical Pad/AC Units/Generator)**

PUBLIC HEARING

1. Variance Application of McGraw
36 Ware Road – Block 1012 – Lot 7
(Front Yard Setback; Maximum Building Coverage/*Covered Porch*)

(Continuation of January 22, 2026 Public Hearing)

2. Application of Ramsey Center II LLC (“7 Brew”) 207 Route 17 South – Block 1301 – Lot 12
(Use Variance; Front Yard Setbacks/*Drive-Thru Coffee Shop w Refrigerator Shed*)

PUBLIC COMMENT

ADJOURNMENT

Next Planning Board Meeting

Wednesday, May 13, 2026 – 7 pm

***Agenda subject to revision**