

**MINUTES OF REGULAR MEETING
OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF UPPER SADDLE RIVER
March 5, 2026 8:00 p.m.**

Meeting held In- Person and on Zoom.

PRESIDING: Borough Administrator Theodore Preusch called the meeting to order at 8:00 p.m.

Pledge of Allegiance

Pursuant to the Open Sunshine Act P.L. 1975, c. 231, proper notice of this meeting has been provided by submitting appropriate notice to The Ridgewood News and The Record on December 12, 2025 by email in which the time, place and purpose of the meeting was set forth.

**❖ Proclamation: Celebrate “Read Across America” and “Read Across America-NJ”
March 2-6, 2026.**

Council President Drennan read this proclamation at this time.

RULE 1. Roll Call:

Mayor	Arman Fardanesh	Absent
Council Member	Mark Abaid	Present
Council Member	Sarah Drennan	Present
Council Member	Joanne Florio	Present
Council Member	Donna Friedlander	Present
Council Member	Richard Lyons	Present
Council Member	Roger Masi	Absent

RULE 2. APPROVAL OF MINUTES

The following minutes were delivered to all members of the governing body, posted on the bulletin board, and were unanimously approved following a motion by Council Member Lyons, seconded by Council Member Friedlander.

- February 5, 2026

Executive, Closed & Regular Meetings
Roll Call Vote: AYES: Unanimous

RULE 3. BOROUGH CLERK’S REPORT

The Borough Clerk’s office received the following fees for the month of February, 2026 and deposited them with the Collector/Treasurer:

Garage Sale	\$ 20.00
Landscaper Permits	\$ 806.00
Total	\$ 826.00

The Borough Clerk’s office issued 40 licenses for the month of February 2026; \$57.00 was forwarded to the NJ Department of Health for the Pilot Clinic and Animal Control Fund.

The following reports were received and are on file for the month of February 2026:

Police Report
DPW Report

Construction Report
Fire Report

RULE 4. COMMUNICATIONS, PETITIONS AND BILLS

Approval of Bills: Motion by Council Member Lyons, seconded by Council Member Drennan to pay bills in amount of **\$4,023971.46** was unanimously approved.

Roll Call Vote: AYES, Unanimous

RULE 5. Unfinished Business:

1. **Second reading, Open Public Hearing of Ordinance #03-26**

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 145, VEHICLES AND TRAFFIC OF THE CODE OF THE BOROUGH OF UPPER SADDLE RIVER

Motion Offered by Council Member Florio
Seconded by Council Member Friedlander

Roll Call Vote: AYES, Unanimous

RULE 6. New Business:

1. **CONSENT AGENDA:** All items listed with an asterisk (*) are considered to be routine and non-controversial by the Council and will be so approved. There will be no separate discussion of these items unless a Council member or citizen so requests, in which case the item will be considered in its normal sequence on the agenda.

Open to the Public: (For Consent Agenda Items Only) No one wished to be heard.

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| *1. | Resolution #62-26 | Bergen County Multi-Jurisdictional Hazard Mitigation Plan |
| *2. | Resolution #63-26 | Return of Escrow Funds |
| *3. | Resolution #64-26 | Prof. Services Colliers Eng. - 2026 Annual Grant Consulting Services |
| *4. | Resolution #65-26 | Prof. Services Colliers Eng. - 2026 BC Open Space Trust Fund Grant Parks |
| *5. | Resolution #66-26 | Prof. Services Colliers Eng. - Comm. Project Funding Grant Brook Rd. |
| *6. | Resolution #67-26 | 2026 Temporary Budget |
| *7. | Resolution #68-26 | Transfer of Funds |

Motion to Approve Consent Agenda Items Offered by Council Member Florio
Seconded by Council Member Lyons

Roll Call Vote: AYES, Unanimous

***Introduction of Ordinance #04-26**

❖ AN ORDINANCE OF THE BOROUGH OF UPPER SADDLE RIVER, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 150, ENTITLED "ZONING," OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF UPPER SADDLE RIVER TO AMEND THE MAXIMUM PERMITTED DENSITY IN THE OL-1 OVERLAY 1 ZONE

Motion Offered by Council Member Drennan
Seconded by Council Member Florio

Roll Call Vote: AYES, Unanimous

***Introduction of Ordinance #05-26**

❖ AN ORDINANCE OF THE BOROUGH OF UPPER SADDLE RIVER, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 150, ENTITLED "ZONING," OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF UPPER SADDLE RIVER TO AMEND THE MAXIMUM PERMITTED DENSITIES IN THE OL-4 OVERLAY 4 ZONE

Motion Offered by Council Member Drennan
Seconded by Council Member Florio

Roll Call Vote: AYES, Unanimous

***Introduction of Ordinance #06-26**

❖ AN ORDINANCE OF THE BOROUGH OF UPPER SADDLE RIVER, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 150, ENTITLED "ZONING," OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF UPPER SADDLE RIVER TO ESTABLISH A NEW OL-5 OVERLAY 5 ZONE

Motion Offered by Council Member Drennan
Seconded by Council Member Florio

Roll Call Vote: AYES, Unanimous

***Introduction of Ordinance #07-26**

AN ORDINANCE AMENDING CHAPTER 63, "HOUSING, AFFORDABLE", OF THE CODE OF THE BOROUGH OF UPPER SADDLE RIVER

Motion Offered by Council Member Drennan
Seconded by Council Member Florio

Roll Call Vote: AYES, Unanimous

***Introduction of Ordinance #08-26**

❖ AN ORDINANCE OF THE BOROUGH OF UPPER SADDLE RIVER, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 150, ENTITLED "ZONING," OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF UPPER SADDLE RIVER TO ESTABLISH A NEW AH-6 AFFORDABLE HOUSING 6 DISTRICT

Motion Offered by Council Member Drennan
Seconded by Council Member Florio

Roll Call Vote: AYES, Unanimous

***Resolution #69-26: Resolution to Extend Fair Share Housing Act Deadline and Maintain Immunity**

Motion Offered by Council Member Lyons
Seconded by Council Member Friedlander

Roll Call Vote: AYES, Unanimous

***Resolution #70-26: Resolution Adopting Fourth Round Spending Plan**

Motion Offered by Council Member Lyons
Seconded by Council Member Friedlander

Roll Call Vote: AYES, Unanimous

***Resolution #71-26: Resolution Adopting Fourth Round Affirmative Marketing Plan**

Motion Offered by Council Member Lyons
Seconded by Council Member Friedlander

Roll Call Vote: AYES, Unanimous

***Motion to Approve Saddle River Lions Club Easter Egg Hunt
March 28, 2026 Lions Park, USR**

Offered by Council Member Drennan
Seconded by Council Member Florio

Roll Call Vote: AYES, Unanimous

Rule 7. Public Comment

Michael Rosenblum, 38 Goldfinch Drive, Upper Saddle River thanked the Fire and Police Department for their responses to emergency calls in the month of February. He further stated that there are many outstanding issues within The Grove and appealed to the Mayor and Council not to return any bonds to Toll Brothers, the builder of The Grove until these issues can be rectified.

Borough Attorney Robert Regan stated that the Affordable Housing Fourth Round obligation has been accepted by the state with a favorable settlement for the Borough. He commended the Mayor and Council for the hard work in getting this accomplished.

Rule 8. Adjournment

A motion to adjourn by was made, seconded and was unanimously approved by all Council members present.

Respectfully submitted,

Joy C. Convertini, RMC
Municipal Clerk

**MINUTES OF THE EXECUTIVE MEETING
OF THE MAYOR AND COUNCIL OF THE
BOROUGH OF UPPER SADDLE RIVER
March 5, 2026**

PRESENT: Council Members Drennan, Florio, Friedlander, Lyons,
Borough Administrator Preusch, Borough Attorney Regan

ABSENT: Mayor Fardanesh, Council Members Abaid & Masi

PRESIDING: Borough Administrator Preusch called the meeting to order at 6:30 p.m. and read the following statement:

PUBLIC NOTICE: Pursuant to the Open Sunshine Act P.L. 1975, c. 231, proper notice of this meeting has been provided by submitting appropriate notice to The Ridgewood News and The Record on December 12, 2025 by email in which the time, place and purpose of the meeting was set forth.

Resolution for Closed Session

WHEREAS, the members of the Upper Saddle River Mayor and Council deem it necessary to discuss certain actions under Section 7b of the Open Public Meetings Act: and

WHEREAS, more specifically will involve:

- **Litigation: Affordable Housing**
- **Resident Issue – 79 Glenwood Road**

NO, THEREFORE. BE IT RESOLVED, that at 6:35 p.m. the Mayor and Council deem it necessary to exclude the public from discussion; a motion was made and seconded to go into Closed Session.

The Executive Meeting resumed at 7:55 p.m.

A motion to adjourn was made, seconded and was unanimously approved by all Council members present.

Respectfully submitted,

Joy C. Convertini, Municipal Clerk