

BOROUGH OF UPPER SADDLE RIVER PLANNING BOARD MEETING AGENDA

THURSDAY, MARCH 26, 2026 – 7 PM

***Agenda for the Thursday, March 26, 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 March 9, 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 Presuch
Chairman	Joseph Donato
Vice Chairman	Robert Richardi
	Daria Fox
	Robert Jacobs
	Michael Putrino
	Christian Wiederholz
Linda Marmora	Board Clerk

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

PUBLIC HEARING

- 1. 2026 Amended Housing Element & Fair Share Plan (Master Plan Amendment)
(Joseph H. Burgis, AICP, PP/Borough Planner)**

RESOLUTIONS

1. 2026 Amended Housing Element & Fair Share Plan

**2. BOROUGH OF UPPER SADDLE RIVER ORDINANCE NO. 04-26
(Mayor & Council Referral)**

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

**3. BOROUGH OF UPPER SADDLE RIVER ORDINANCE NO. 05-26
(Mayor & Council Referral)**

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

**4. BOROUGH OF UPPER SADDLE RIVER ORDINANCE NO. 06-26
(Mayor & Council Referral)**

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

**5. BOROUGH OF UPPER SADDLE RIVER ORDINANCE NO. 07-26
(Mayor & Council Referral)**

An Ordinance of the Borough of Upper Saddle River, Amending Chapter 63, “Housing Affordable”, the Code of the Borough of Upper Saddle River

**6. BOROUGH OF UPPER SADDLE RIVER ORDINANCE NO. 08-26
(Mayor & Council Referral)**

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

RESOLUTIONS CONTINUED

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

PUBLIC HEARING (CONTINUED)

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

(Continuation of January 22, 2026 Public Hearing)

3. Application of Ramsey Center II LLC (“7 Brew)– 209 Route 17 South -Block 1301 – Lot 12
(Use Variance Variance; Front Yard Setbacks/*New “7 Brew” Drive-Thru Coffee Shop w Refrigerator Shed*)

APPROVAL OF MINUTES: February 11, 2026

PUBLIC COMMENT

ADJOURNMENT

Next Planning Board Meeting: Wednesday, April 8, 2026 – 7 pm