

**UPPER SADDLE RIVER PLANNING BOARD MEETING MINUTES**

**WEDNESDAY, FEBRUARY 11, 2026**

*Mr. Richardi called the meeting to order at 7:00 pm. The following statement was read: 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 and 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**

**Mr. Madaio administered the Oath of Allegiance to Board Member Sarah Drennan.**

**ROLL CALL**

**Present: 7 Ms. Drennan, Mr. Preusch, Mr. Jacobs, Mr. Fox, Mr. Putrino, Mr. Wiederholz, Mr. Richardi**

**Absent: 2 Mayor Fardanesh, Mr. Donato**

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

A motion by Mr. Jacobs to adopt the minutes of the January 22, 2026 meeting seconded by Mr. Putrino.

**Roll Call**

**Ayes: 5 Mr. Jacobs, Mr. Putrino, Mr. Preusch, Ms. Fox, Mr. Wiederholz**

**PUBLIC ANNOUNCEMENT**

Mr. Richardi announced the following Applications have been carried to the February 26, 2026 Public Hearing at 7 pm without further noticing required:

- 1. Application of Ramsey Center II, LLC ("7 Brew") – 209 Route 17 South – Block 1301 - Lot 12*
- 2. Application of Ferraioli – 29 Stone Ledge Road – Block 513 – Lot 23*

## **PUBLIC HEARING**

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

*The following plans and documents were filed, identified and distributed for review by the Board:*

**A-1:** *Plot Plan, prepared by Thomas Donohue PE, dated October 17, 2025*

**A-2:** *Architectural Plans prepared by Michael Capo, AIA, dated March 28, 2025*

**B-1:** *Colliers Engineering Review Letter dated November 28, 2025*

Dominic Iannarella Esq, representing the Applicant, provided a brief overview of the proposed plan to extend the (2) story single family home with a second - floor addition on each side of the existing second floor requiring a variance for a front yard setback of 43.8 ft. vs. 50 ft. required. The street view of the addition will appear to be (3) stories vs. 2 ½ stories permitted. Mr. Iannarella advised some variances noticed and applied for were not required.

Thomas Donohue PE, duly sworn by Mr. Madaio, testified the irregularly shaped oversized property and dwelling is located within the 100 Year Flood Plain Elevation. Mr. Donohue testified the existing front yard setback of 36.9 ft vs. 50 ft required is non-conforming. The proposed second floor addition creates a 43.8 ft. front yard setback vs. 50 ft. required. Mr. Donohue reviewed the topography of the irregularly shaped property; adding the proposed addition creates the appearance of a third story.

Nicki Louloudis, PE (Borough Engineer) reviewed the comments provided in the Colliers Engineering review letter dated November 23, 2025. Mr. Iannarella advised the Applicant will comply to all comments and requirements.

A motion by Mr. Wiederholz to open the Hearing to the Members of the public regarding the testimony provided by Mr. Donohue seconded by Mr. Putrino. No one appeared to provide testimony.

Michael Capo, Architect duly sworn by Mr. Madaio, testified and reviewed the proposed second story addition that will provide a master bedroom, (2) walk-in closets, office and sitting room. The exterior will continue the existing brick and stucco façade and the roof line of the addition will be continued across matching the existing roof line.

In response to comments from the Board, Mr. Capo testified the roof line of the addition matches the existing structure and provides extra space for the family.

A motion to open the Hearing to Members of the public for questions regarding the testimony provided by Mr. Capo seconded by Mr. Jacobs. No one appeared to provide testimony.

Mr. Iannarella stated relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

With no further comments from the Board or public, Mr. Richardi closed that portion of the Hearing.

A motion to approve the Application as submitted by Mr. Jacobs seconded by Mr. Putrino.

**Roll Call**

**Ayes:** 7 Mr. Jacobs, Mr. Putrino, Mr. Preusch, Ms. Drennan, Ms. Fox, Mr. Wiederholz, Mr. Richardi

**PUBLIC COMMENT**

A motion to open the Meeting to Members of the public by Mr. Wiederholz seconded by Ms. Fox. Members of the public were not present.

**ADJOURNMENT**

A motion to adjourn by Mt. Wiederholz seconded by Ms. Fox was unanimously approved by all Members present. Meeting adjourned at 7:25 pm.

Respectfully submitted,

Linda Marmora, Clerk