

MINUTES
May 15, 2013

Meeting of the Wood-Ridge Planning Board
The meeting was called to order at 7:10 p.m. with the
Pledge of Allegiance led by Chairman Finke.

SUNSHINE NOTICE:

Chairman Finke read:

"This meeting is being held in accordance with Public Meeting Law 1975 Chapter 231 and the requirements of the law met by publishing in The Record, and The Herald News and posted on the bulletin board in the Municipal Building and filed with the Borough Clerk."

ROLL CALL: Attendance

Present: Kevin Trotter, Edward Marino, Jonathan Braid, Debra Gentile, Mark Stellato Jeffrey Magnusson, Dominick J. Azzolini, Chris Eilert, Paul Clemente, Frank Finke.

Absent: Renata Helstoski, Robert Ruhle

Board Attorney: Gerald Salerno

Planning Board Attorney read the following resolution:

Corrective Resolution for Gerald Salerno as Planning Board Attorney.

Motion: Member Marino seconded by Member Eilert moved to approve the above corrective resolution which supersedes the prior resolution approved on May 1, 2013.

Discussion: NONE

Rollcall: Trotter yes, Marino yes, Helstoski absent, Gentile abstained, Braid abstained, Stellato yes, Magnusson yes, Azzolini abstained, Ruhle absent, Eilert yes, Clemente yes, Finke yes.

Application 2013-1 Wesmont Station/Ingerman

Amendment to the approved site plan.
Carried over from April 17th meeting.

Mr. Massa addressed the board, regarding conflict of interest issues with Scarinci and Hollenbeck, the Board and Somerset Developers.

Gerald Salerno, the Board's Attorney stated based on his research that a conflict of interest did not exist. Based upon the facts given he suggests the board proceed with this application.

Mr. Massa questioned the special meeting notice and the open public meetings act.

A lengthy discussion ensued.

Motion: Member Eilert seconded by Member Clemente moved to accept Mr. Salerno's opinion, overrule with the objection and proceed with the application.

Discussion: NONE

Rollcall: Trotter yes, Marino yes, Helstoski absent, Gentile yes, Braid yes, Stellato yes, Magnusson yes, Azzolini yes, Ruhle absent, Eilert yes, Clemente yes, Finke yes.

John Inglesino partner of Inglesino and Perlman located in Parsippany represents the applicant, Ingerman Developers LLC. Ingerman is seeking preliminary approval. This application does conform with the redevelopment plan. The applicant proposes to construct 120 affordable housing units on the subject property. The exhibits were marked in. He stated the applicant would return for final approval.

Joseph Flemming was sworn in. He is the applicants Engineer and Planner. He did an overview of the redevelopment plan. He marked additional exhibits in. He also reviewed the Site Plans marked into evidence. He proposed the applicant will construct 120 affordable units, majority of them will have 2 bedrooms and 180 parking spaces. He testified that the plan would improve the vehicular distribution, landscape and enhance the recreation area.

Highland Avenue will be opened pursuant to an agreement with NJ Transit. NJ Transit is requiring that Highland Ave be opened at the time the train station is constructed and opened for business, so that the residents have access to the station. That would be approximately 1-2 years.

All present and future Construction traffic will be from Passaic Street not Highland Avenue.

Mr. Massa requested that Mr. Eilert be sworn in if he is going to give testimony.

Mr. Eilert was sworn in.

Michael Donovan was sworn in. He is a licensed architect. Exhibits were marked in. He reviewed the architectural plans marked as Exhibit A-12.

He stated the proposed buildings would be architecturally and aesthetically pleasing.

The Borough's professional reports were reviewed.

Mr. Massa addressed the applicant with questions.

A lengthy discussion ensued regarding a traffic study, prior use of the property and other concerns.

Chairman Finke opened the floor to any citizens wishing to be heard.

Richard Vincent resides at 193 Jocelyn. He is concerned with the Highland Avenue extension and any drainage issues.

Russ LaPari is a councilman in Hasbrouck Heights. He is concerned that no traffic study has been made for Passaic Street and the Boulevard. He was concerned with the buses going back and forth to the school.

He was informed the school is no longer being constructed in Wesmont, and has been moved to the former Assumption School. Doing so would reduce a lot of the traffic congestion in the redevelopment area and at Doyle School.

Alex Nags resides at 305 North Ave. He is concerned with the proximity of the new affordable homes to his home.

Richard Vincent he is also concerned with the deer population that exists in the development area. He was

advised that the County Board of Health has been notified and will deal with it.

Vincent Massa referred to Borough resolution #160-2012 stating applicant was required to post escrow money within 30 days of resolution.

Borough Administrator explained the escrow requirements.

A lengthy discussion ensued regarding escrow money and traffic study.

He was told that a traffic study was done at the redevelopment meeting.

Chairman Finke declared the Hearing of Citizens closed.

Motion: Member Stellato seconded by Member Gentile moved to approve application 2013-1 Ingerman/preliminary site plan approval.

Discussion: the Board's attorney explained this is a preliminary site plan approval and the applicant will have to come back before the board in the future for final site plan/subdivision approval, the applicant will be required to provide more details regarding the construction and landscape and all other aspects of the project.

Rollcall: Trotter yes, Marino yes, Helstoski absent, Gentile yes, Braid yes, Stellato yes, Magnusson yes, Azzolini yes, Ruhle absent, Eilert yes, Clemente yes, Finke yes.

The Board's chairman announced a special meeting will be scheduled for May 21, 2013, 6:00 pm to memorialize resolutions.

Adjourn 8:45 pm.

Respectfully submitted,

Cathleen Calabro