

MINUTES
March 20, 2013

Meeting of the Wood-Ridge Planning Board
The meeting was called to order at 7:20 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, Debra Gentile, Jonathan Braid, Jeffrey Magnusson, Dominick J. Azzolini, Chris Eilert, Paul Clemente, Frank Finke.

Absent: Renata Helstoski, Mark Stellato, Robert Ruhle

Board Attorney: Gerald Salerno

Application 2013-1 Wesmont Station

Amendment to the approved site plan.

Application carried over to the April 17, 2013 Meeting.

No action taken tonight.

Chris Eilert, Borough Administrator brought the board and the residents present up to date on the progress and some history of Wesmont Station.

The application is for a company named Ingerman. Ingerman builds affordable housing. The criteria for affordable is governed by New Jersey state law, every town is obligated to provide affordable housing according to a certain formula. The applicant must have a job with a certain income and have no criminal record. Any new develop must have a certain amount of affordable housing.

The development of this building could take up to 3 years, In the meantime other builders will come in and build homes and apartments long before the affordable housing ever gets

opened. Highland Avenue is being used as a staging area for PSE&G; the town does not have much say in where they operate. That street would not be opened for another 2 years, and not before the train station is completed. The developer has deeded 20ft of land to the home owners, large evergreens will be planted and a wall or fence would be installed to create a buffer and security. All construction equipment and vehicles will be routed out of South Main & Passaic Street, no construction vehicles will use Highland Avenue. The Wesmont Station main entrance is Passaic Street. The school is no longer being built on Highland Avenue at Wesmont, the Borough bought Assumption School and is renovating it. The school will open this September. By not having the school at Wesmont will drastically reduce the traffic impact on the site.

The Borough is going schedule sub-meetings for the different streets to address everyone's concerns. The original plan will stay intact. Ingerman will be at the April 17th meeting for the Planning Board. This is a preliminary application. Construction should begin the end of this year or the beginning of next year. Construction should last 3-5 years in total.

The Fair Share Housing Center sued the Borough in 2007-2008 and as a result there was a court order stating that the Borough must provide the affordable housing as part of this development. They will monitor the development, and has the ability to shut down the project if it is not followed through. If that happens the developer has the right to file a tax appeal, which would cost the town a lot of money.

Borough Administrator will take any questions or any phone calls from the residents.

Chairman Finke opened the floor to the Hearing of Citizens anyone wishing to be heard.

Richard Vincent 193 Jocelyn Avenue - he was concerned with the lack of communication between the town and the residents. It was explained to him that the Borough is not always allowed to discuss what is going on. When there is not a signed contract many things can change.

Red Kastner Innes Road - he would like the phone number to Somerset. He would like a canvas covering the fence on Burma Road to prevent dirt from blowing onto the houses.

Chairman Finke declared the Hearing of Citizens closed.

Motion: Member Gentile seconded by Member Magnusson moved to approve the minutes for Reorg January 16, 2013.

Discussion: NONE

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

Motion: Member Clemente seconded by Member Magnusson moved to approve recommendation for Bond Ordinance 2013-4 2013 Road Resurfacing Program.

Discussion: NONE

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

Adjourn 7:55 pm.

Respectfully submitted,

Cathleen Calabro