

MINUTES
June 19, 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 arriv 7:12, Jonathan Braid, Mark Stellato Jeffrey Magnusson, Robert Ruhle, Dominick J. Azzolini, Chris Eilert, Paul Clemente, Frank Finke.

Absent: Renata Helstoski, Debra Gentile

Board Attorney: Gerald Salerno

Planning Board Attorney read the following resolution:

Application 2013-2 Raudel Cruz
Variance - extended driveway width
72 6th Street 216/17/02

Motion: Member Azzolini seconded by Member Stellato moved to approve the above resolution for Application 2013-2.

Discussion: NONE

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

Brian Intindola of Neglia Engineering was sworn in. He presented an exhibit regarding the Subdivision on Highland Avenue parking lot across from the Senior Center presently owned by Valley National Bank. It will consist of 14

parking spaces. Valley National Bank had a surplus of parking spaces. The proposed lot will be landscaped and buffered between the residents more than it is now. The previous pharmacy was removed. They are proposing to build a parking lot on the subdivision.

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

NONE

Chairman Finke declared the Hearing of Citizens closed.

Motion: Member Trotter seconded by Member Magnusson moved to review and recommend the subdivision on the Highland Avenue Parking Lot.

Discussion: NONE

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

Application 2013-4

Frank Porfido/Minor Subdivision w/ 2 C variances
525 Center St/52 Hill St. Block 223/11&12

Elsbeth Crusius, Esq. the applicant's attorney presented the application. She explained the applicant proposes to relocated property lines. The properties have connecting back yards. The applicant proposes to relocate the property lines so the pool will legally be in the backyard of 52 Hill Street.

The exhibits were marked in.

525 Center Street is owned by Antonietta Porfido, Anthony Porfido and Margaret Porfido.

52 Hill Street is owned by Antonietta Porfido.
525 Center Street is a two family house currently used for rental income. 52 Hill Street is a single family home owned and occupied by Antonietta Porfido. The in ground swimming pool is on the Center Street property but is only used by the residents of the Hill Street property.

Charles Osterkorn- 21 Godwin Avenue, Wyckoff, is an Engineer and Planner. He reviewed the plans and explained

the proposed property lines. The only construction would be a new fence. He explained the pool is safer in the one family as opposed to the 2 family home. The pool set back is 12 feet off of the side line of 52 Hill St. Ken Nelson's report stated that he is endorsing the project.

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

NONE

Chairman Finke declared the Hearing of Citizens closed.

Motion: Member Eilert seconded by Member Marino moved to approve the above application 2013-4-Subdivision.

Discussion: NONE

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

Application 2013-5/Pizza

John D'Atria/Change in Tenancy
200 Hackensack Street 299/16

The applicant requested to be carried over to the July meeting. No further notification is required.

Application 2013-3

Pulte Home Corp. /Amended Subdivision/Site Plan Approval
Passaic Street Block 320/1.01&1.04

James Mullen, the applicant's attorney introduced himself. Pulte homes are one of the largest home builders. He gave a brief history of Pulte Homes and Wesmont Station. The applicant proposes to amend the previous subdivision approval to create a total of six new lots. They will consist of 217 residential townhouses. The applicant does not require any variances.

The exhibits were marked in.

Joseph Fleming, the applicant's Engineer was sworn in. He added exhibits A-13 overall zoning district plan A-14- overall site plan, A-15 landscape plan. He explained the exhibits. There would be a reduce in quantity of roads

within the project. Wesmont is a walkable community. Phase I will consist of 217 residential homes, 93 town homes and 124 stacked town homes. Phase II consist of 42 town homes and 82 stacked town homes. Landscaping, sidewalks, lighting and fire hydrants were discussed. Other exhibits were marked in. The board's professional reports were reviewed, the applicant meets their requirements. Mr. Fleming discussed the RSIS exceptions. Primary access would be Passaic Street and Highland Avenue.

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

Ralph Chandless, Attorney - Hasbrouck Heights, was asking about the right of way. Concerned with traffic into Hasbrouck Heights. Highland Avenue will not be opened until NJ transit is ready. There are no plans to open Innes Road at this time.

Red Castner - Innes Road, concerned with the screen over the fence, he was advised that this is a property maintenance issue and the town will clean up Burma Road first in order to fix the screen. Questioned the opening of Innes Road.

Chairman Finke declared the Hearing of Citizens closed.

David Griffiths, the applicant's architect was sworn in. He is the director of product for Pulte Homes. Exhibits A-17 through A-20 were marked in. These exhibits explained the layout of the homes. He explained that each unit is individual with a rear deck and garage.

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

Jeanette Kirazian 160 Jocelyn Ave - she was concerned with the parking. There will be ample parking for the residents at Wesmont Station.

John Wallerman 63 Hill Street - asked about the length of driveways, he was advised 20 feet. There will be no overnight parking; the residents are urged to use the garage. He is concerned with the emergency egress and ingress.

Chairman Finke declared the Hearing of Citizens closed.

Borough Administrator clarified to the board that 1 stacked homes gets 1 garage and 1 driveway, non-stacked home get 2 car garage and 2 car driveway.

Brian review his report.

Pulte Homes will be built nearer Passaic Street, not close to Jocelyn Avenue.

Construction may start as early as this fall if permits are in order.

Motion: Member Braid seconded by Member Trotter moved to approve the above application 2013-3-Pulte Homes as presented.

Discussion: NONE

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

Motion: Member Eilert seconded by Member Clemente moved to approve the minutes of April 17, May 15, and May 21, 2013.

Discussion: NONE

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

Adjourn 8:38 pm.

Respectfully submitted,

Cathleen Calabro