

MINUTES

August 20, 2014

Meeting of the Wood-Ridge Planning Board. The meeting was called to order at 7:00 p.m. with the Pledge of Allegiance let 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, Star Ledger, and The Herald News and posted on the bulletin board in the Municipal Building and filed with the Borough Clerk.”

ROLLCALL: Attendance

Present: Kevin Trotter, Jonathan Braid, Jeffrey Magnusson, Robert Ruhle, Dominick Azzolini, Paul Clemente, Frank Finke.

Absent: Edward Marino, Renata Helstoski, Debra Gentile, Mark Stellato, Chris Eilert

Motion: Member Trotter seconded by Member Braid moved to approve the minutes of July 16, 2014.

Discussion: None

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

Application 2014-11 Hibachi Fresh Take out
Change in Tenancy/294/8
197 Hackensack Street

Bonnie Chan was sworn in as the applicant's translator.

Allan Chan was sworn in. He is the owner and applicant of the building along with his son Brian. The exhibits were marked in.

The application was presented; take out restaurant with some seating. The applicant owns other similar restaurants in New Jersey. There would be about 2-4 employees. The floor plan A-4 was reviewed. Hours of operation proposed are 11:00am until 11:00 pm 7 days a week. No deliveries at this time.

A lengthy discussion ensued regarding the layout, venting (odors), bathroom, grease traps, parking, dumpster, and the location of the entrance and exit doors.

Brian, the Boards engineer, recommended to reduce the seating from 16 to 12 due to the bathroom for ADA approval. Health department would have to approve the grease trap. Consider redoing the parking lot to freshen it up. A handicap parking space would be required.

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

Mauro Allegretta residing at 499 Wood-Ridge Ave, he is concerned with the parking and the ventilation. His home sits above the restaurant.

David Nasinvrowicz residing at 495 Wood-Ridge Ave, also concerned with the parking and ventilation.

Brian, recommends Performance standard venting, which could be a condition in the resolution.

Frances Allegretta very concerned with the odors and parking.

Chairman Finke declared the Hearing of Citizens closed.

Chairman Finke recommended the application be carried to September and come back with the architectural drawings and have more information regarding the ventilation and the parking.

The applicant agreed. They will meet with the Board's engineer for guidance. No further notice is required.

Board's Attorney read the following resolutions:

Application 2014-8 Conforti 292/14
Doctrine of Res Judicata/191-193 Valley Boulevard

Motion: Member Braid seconded by Member Magnusson moved to approve the resolution regarding the doctrine of res judicata for application 2014-8.

Discussion: None

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

Application 2014-8 Conforti 292/14
191-193 Valley Boulevard/Variations

Motion: Member Azzolini seconded by Member Trotter moved to approve the resolution regarding the variance in connection with application 2014-8.

Discussion: None

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

Application 2014-9

Fleet Wood-Ridge, LLC
Amended Preliminary and Final
Site Plan Approval

Motion: Member Braid seconded by Member Magnusson moved to approve the above resolution in connection with application 2014-9.

Discussion: None

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

Application 2014-10

Wood-Ridge Development, LLC
Amended Preliminary and Final
Site Plan Approval

Motion: Member Braid seconded by Member Clemente moved to approve the above resolution in connection with application 2014-10.

Discussion: None

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

Bond Ordinance 2014-20 (Various Improvements Library/Brinkerhoff House

Bond Ordinance 2014-21 (Improvements to the 6th St. Baseball Field.)

Motion: Member Clemente seconded by Member Azzolini moved to approve and recommend Mayor & Council to proceed with the above Bond Ordinances.

Discussion: None

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

The meeting was adjourned at 7:45 pm.

Respectfully submitted,

Cathleen Calabro