

MINUTES
September 16, 2015
Revised

Meeting of the Wood-Ridge Planning Board.

The meeting was called to order at 7:08 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.”

ROLLCALL: Attendance

Present: Kevin Trotter, Jeffrey Magnusson, Renata Helstoski, Dominick Azzolini, Chris Eilert, Frank Finke.

Secretary: Cathleen Calabro

Absent: Edward Marino, Jonathan Braid, Debra Gentile, Mark Stellato, Robert Ruhle, Paul Clemente

Application 2015-5 Latin Heat Spanish Cuisine

Gabe Mendez/Change of Tenancy
259 Valley Blvd/ Block 312/13

Gabriel and Jacqueline Mendez applied for a change in tenancy and are the owners of the restaurant. They were sworn in. The restaurant is named Latin Heat Spanish Cuisine Corp . The exhibits were marked in. The applicant is proposing a Spanish style restaurant.

Gabriel presented his application – cooking would be done onsite, around 37 chairs, small counter with 6 chairs, 2 handicap restrooms, family operated, 4-6 employees, hours of operation would be 11:00 am -9:00 pm 7 days a week, Sunday noon-6:00 pm. The employees would walk to work. The storage would be in the basement. A grease trap will be added.

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

Resident asked the location of the restaurant. It is next to CC Nails and Meat Market.

Chairman Finke declared the Hearing of Citizens closed.

Motion: Member Eilert seconded by Member Magnusson moved to approve the above Application 2015-5.

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

2015-6 Matthew Giglio

117 Union Street 251/2

Raise House/Exceeds the 30ft limit

Matthew Giglio owner of the property was sworn in. This is an investment property for the applicant. The applicant is proposing to elevate the house due to Hurricane Sandy. The exhibits were marked in. The floor plan would be the same, only change would be to raise it causing a height variance. Applicant is proposing 31.42 feet high and 30 feet is permitted. The premises may be only occupied by one family. The premises will not have a separate exterior entrance to the upper level. The applicant will comply with all zoning procedures.

Joseph Napolitano was sworn in. He is the builder. He testified the home is a one family-mother/daughter type of layout. He confirmed the property has one meter and one boiler.

Motion: Member Azzolini seconded by Member Trotter moved to approve the above Application 2015-6.

Roll call: Trotter yes, Marino not eligible, Helstoski yes, Braid absent, Gentile absent, Stellato absent, Magnusson yes, Ruhle absent, Azzolini yes, Eilert not eligible, Clemente not eligible, Finke yes.

2015-7 Russell Petrocelli

210 Jay Street 289/14

Front yard setback

Russell Petrocelli the applicant was sworn in. He has applied to the Zoning Board for a front yard setback variance. The exhibits were marked in.

Christopher Juchnik was sworn in, he presented the plans. The applicant proposes to add a new master bedroom with a bathroom above the garage. Garage would extend out approximately 5 feet. No change in side yard setbacks.

The front yard setback required is 25' and they are proposing 20' creating a variance.

The rear yard is unstable due to the slope. The applicant will comply with all zoning requirements.

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 Azzolini moved to approve the above Application 2015-7.

Roll call: Trotter yes, Marino not eligible, Helstoski yes, Braid absent, Gentile absent, Stellato absent, Magnusson yes, Ruhle absent, Azzolini yes, Eilert not eligible, Clemente not eligible, Finke yes.

2015-8 Transformation Life Church

190 Valley Boulevard 293/16

Variance Non Conforming Use/Site Plan Approval

Stuart Liebman, the applicant's attorney presented the application. The applicant proposes to construct a new elevator shaft, enclose existing exterior stairwell, install new retaining wall, new HVAC cooling units and certain variances. The property is in an R-3 zone pre-existing non-conforming use, house of worship. The property sits on two corners, creating 3 front yards and 1 rear yard. The project will update ADA access, storm water drainage issues and fix the heat and air conditioning. There will be no change in use. It is a House of Worship offering pre-k classes. The exhibits were marked in.

Mike Lehr, the applicants architect gave testimony. He reviewed the plans and photos. Exhibits A-11 & A-12. There are about 200 members, 208 seats and about 59 students in pre-k.

Jeff Morris, the applicants Engineer/Planner provided a thorough review of the site plan and described the improvements that will result to the site of this application. He reviewed exhibit A-6 and site plan sheet 3. The landscaping will be replaced.

A discussion ensued regarding the cooling units and drainage issued.

Applicant will comply with all zoning guidelines.

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

Nancy & Pablo Galiano resides at 210 Valley Boulevard. She is concerned where the cooling units will be placed. They will be covered with walls and are brand new updated units.

Chairman Finke declared the Hearing of Citizens closed.

Motion: Member Magnusson seconded by Member Trotter moved to approve the above Application 2015-8 with stipulations stated.

Roll call: Trotter yes, Marino not eligible, Helstoski yes, Braid absent, Gentile absent, Stellato absent, Magnusson yes, Ruhle absent, Azzolini yes, Eilert not eligible, Clemente not eligible, Finke yes.

Reading of Resolutions:

Application 2015-2 Robert Galarowicz

Change in Tenancy and Ownership
501 North Ave, 275/9

Motion: Member Trotter seconded by Member Helstoski moved to approve the above Resolution for Application 2015-2.

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

2015-4 Wood-Ridge Development LLC

Wesmont Station Redevelopment Plan
1 Passaic Street/blocks 320/1.01&1.04 & 333/1.01&1.02

Applicant needs to install water line within 120 days from today for final installation.

Motion: Member Helstoski seconded by Member Magnusson moved to approve the above Resolution for Application 2015-4.

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

Bond Ordinance **2015-16** \$950,000 Various Improvements to 6th St Field, 14th St. Field and Donna Ricker Field.

Motion: Member Trotter seconded by Member Helstoski moved to approve the above Bond Ordinance.

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

Bond Ordinance #2015-17 to appropriate an additional sum of \$700,000 for the undertaking of various improvements to 6th Street Field, 14th Street Field and Donna Ricker memorial field in, by and for the Borough of Wood-ridge, in the County of Bergen, state of New Jersey, to make a down payment, to authorize the issuance of bonds to finance such additional appropriation and to provide for the issuance of bond anticipation notes in anticipation of the issuance of such bonds.

Motion: Member Trotter seconded by Member Helstoski moved to approve the above Bond Ordinance.

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

Motion: Member Trotter seconded by Member Magnusson moved to approve the **minutes of July 15, 2015.**

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

The meeting was adjourned at 9:28 pm.

Respectfully submitted,

Cathleen Calabro