

MINUTES
October 21, 2015

Meeting of the Wood-Ridge Planning Board.

The meeting was called to order at 7:15 p.m. with the Pledge of Allegiance led by Vice Chairman Clemente.

SUNSHINE NOTICE:

Vice Chairman Clemente 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, Jonathan Braid, Jeffrey Magnusson, Robert Ruhle, Dominick Azzolini, Paul Clemente.

Secretary: Kellie Romero

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

Application 2015-10 Anthony Guerriero, 126 Madison St. sub-division

No witnesses I want to subdivide the property into two 50X100 lots the right side will be divided down the middle.

Will the existing house remain? Not sure might do some renovations. Salerno it's a non-conforming preexisting condition.

PC- what type of house are you going to build? Center hall colonial.

KN- Clarify front yard setback for the new home will meet the 25 foot set back and the old house can stay the way it is.

A-1 Denial Letter

A-2 Application

A-3 Certification of taxes

A-4 Notice in paper

A-5 Notice to property owners

A-6 Sub-division plan

Hearing of citizens: NONE

Motion: Dominick Azzolini made a motion seconded by Jonathan Braid to approve the application:

Roll call: 6 AYES

Application 2015-9 Bridge WR LLC 1 Ethel Blvd.

Ken Porro Attorney this is the old Ventron property East of Rt 17 it was a superfund site. The applicant is in the business of buying properties and fixing them up.

A-1 Denial Letter

A-2 Application

A-3 Certification of taxes

A-4 Notice to prop owners

A-6 Feasibility Report

A-7 Storm water Analysis

A-8 Architect report

A-9 Title Survey

A-10 site plan

A-11 Traffic Study

A-12 Nelson Report

John Porcek Bridge Developers Partners

We look for sites with environmental issues. We are going to build a 193,805 square foot building.

Brett Skapinetz – Professional Engineer

A-13 Arial View subject site

It is 34 acres 8.8 are in Wood-Ridge and the rest are in Carlstadt. We are surrounded by light Industrial Uses.

A-14 Arial View with a prep date of 10/21/15 color version of our site plan. Title elevation of 8 feet from Berry's Creek the first floor is at 15 feet the trailer park would be at 11 feet Ethel Blvd. Is at 5 feet elevation the middle of the building would be at 15 or 15 elevation.

A-15 Site plan rendering- colorized view

On North side there will be 27 loading docks and one door for access to the first floor. 58 truck spaces, 2 way circulation around the building. We have 134 parking spaces on the south side of the building which are in Carlstadt.

NJSA application is pending and there will be two 3000 square feet offices.

All utilities exist have to connect sewer and fire lines.

This site is under DEP for review. Storm water will be collected and then discharged into different sites.

21 new light fixtures will be outside the building. 200 shrubs will be put around the property as well as grass. 18 to 24 inches of clean top soil will be deposited to make clean fill.

Joseph Staiger – Prof Engineer

Traffic study was done in the summer on Moonachie Ave and Industrial between 7-9 am and 4-6pm.

When the study was done we know traffic will grow in the future and then with our building we will increase the rate. ITE rates 21 trips in the morning and 23 in the afternoon. We do show a minimal increase of 2 seconds which makes it a level D.

A-16 Off St. Exhibit

Mike Baumastark Architect

A-8I Proposed Facility Color Exterior elevation

A-8II Floor Plan

Brian Intindola- Neglia Engineering 10/8 technical review meeting Traffic – reactivating 12th st.

Right ways are not up and running yet.

Would like a turning template for southerly truck traffic.

GIS requirement to GED applicant must file submission for NJDEP requirements.

Soil ordinance must be followed.

Ken Nelson- Most item in my report were addressed. Regarding possible access from the South. Administrator Eilert asked if there could be something in the resolution stating the traffic be diverted thru Carlstadt.

Will this be a 24 hour operation? 99 percent of tenants are 7-5

Hearing of Citizens: NONE

Ruhle- Was any consideration given to Moonachie Ave. over pass on RT 17- No we will be adding 10 -15 cars which is not an impact at all.

Braid – What type of goods are going to be housed there? Np hazardous goods. Dry goods ,food, books household goods.

Clemente- hours of work 7-5 would that include Saturday & Sunday? The tenant would come in and give you those.

Trotter- so this could possibly hold two tenants? Yes

Ruhle – so if there are two tenants would there be more traffic? No

Clemente- have you met with United Water for hydrant placement and underground service– no It would help if the Fire Department were there too.

Also a BDA system in the bldg. to be on police and fire frequencies. Pc explained what a Bda system is Magnussen – has this been presented to Carlstadt? No

Motion: Mr. Ruhle made a motion to accept with the conditions by Neglia and Paul C – turning template on RT 17 S, GIS submission to NJDEP, soil ordinance followed, requirements if 12th street becomes available and following the Fire Chief conditions, seconded by Mr. Trotter.

Roll Call 6 AYES

Reading of Resolutions:

2015-5 Latin Heat

Motion: Mr. Magnussen, seconded by Mr. Azzolini to adopt resolution as submitted. Rollcall: 3 AYES 3 ABSTAIN

2015-6 117 Union

Motion: Mr. Magnussen, seconded by Mr. Azzolini to adopt resolution as submitted. Rollcall: 3 AYES 3 ABSTAIN

2015-7 Russell Petrocelli

Motion: Mr. Trotter, seconded by Mr. Magnussen to adopt resolution as submitted. Rollcall: 3 AYES 3 ABSTAIN

2015-8 Transformation Church

Motion: Mr. Azzolini, seconded by Mr. Magnussen to adopt resolution as submitted. Rollcall: 3 AYES 3 ABSTAIN

Dates for next year handed out. No meeting next month.

Motion to adjourn by Mr. Ruhle seconded by Mr. Braid. Rollcall 6 AYES