

**MINUTES**  
**April 19, 2016**

**Meeting of the Wood-Ridge Planning Board.**  
**The meeting was called to order at 7:02 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, Renata Helstoski, Robert Ruhle, Michael Donato, Richard Pronti, Paul Clemente, Frank Finke.

**Secretary:** Cathleen Calabro

**Absent:** Joe DiMarco, Jonathan Braid, Jeffrey Magnusson, Dominick Azzolini, Chris Eilert

**Attorney:** Gerald Salerno

**Engineer:** Brian Piccirillo

**Planner:** Ken Nelson

**2016-3** Dunkin Donuts/Baskin Robbins

699 Avalon Drive-Wesmont Station Block 346/2

PB/Change in Tenancy

**Steve Sinisi** the applicant’s attorney introduced himself on behalf of the applicant Wood-Ridge Donuts LLC. The applicant is proposing to utilize a portion of Wesmont Station. The exhibits were marked.

**Bill Mulholland** the sole member and owner of the property was sworn in. He is proposing to open the first eco-friendly Dunkin Donuts/Baskin Robbins establishment in Wood-Ridge. He owns 8 stores in total.

The applicant will operate the store within the parameters of the community. The new eco-friendly technic consists of the lack of food waste, a food digester is now used, which eliminates any food waste in the trash. Workers would not have to carry the heavy trash bags out to the dumpster and it prevents pest control. Garbage pick-up would be 3 times a week. LED lighting will be used. Food preparation will consist of frozen to thaw and use convection ovens, no fried

foods. Coffee brewers and blenders would be used for service. The hours of operation would be 5:30 am until 10 or 11:00 pm. Inside/outside hours being the same. Donuts would be delivered daily approximately 4:00 am and all other goods and supplies would be delivered once a week. Deliveries would be in the rear of the building. The customer parking would be in the main lot. Grease traps would be cleaned every 30 days, the sanitary flow and lateral is sufficient. Neglia's report was reviewed. The applicant will comply with all points on the report. Seating occupancy would be 46, with 4 tables for outside seating.

**Cynthia Falls**, the applicant's architect was sworn in. She reviewed the proposed floor plan. Air conditioning units would be on the roof presenting no disturbance to the neighbors. Most of the back room would be prep area. There would be 19 seats outside. The signs are standard Dunkin Donut signs with orange awnings. A cup logo would be displayed at the endcap. The proposed building embodies good civic design and is aesthetically attractive.

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

**Bob Riccardella** resides at 39 Wesmont Drive and is in support of the application.

Chairman Finke declared the Hearing of Citizens closed.

**Motion:** Member Clemente seconded by Member Trotter moved to approve the above application 2016-3.

**Rollcall:** Trotter yes, Helstoski yes, Ruhle yes, Donato yes, Pronti yes, Clemente yes, Finke yes.

**2016-2** 271 Valley Boulevard Assoc. LLC  
210 Hackensack Street Block 299/20  
ZB/Change of Use –  
Only class IV members eligible to vote.

**Steve Sinisi** the applicant's attorney introduced himself on behalf of the applicant 271 Valley Boulevard Associates LLC. They are proposing to demolish the existing structure and build a 4 unit 2 bedroom multifamily structure. The exhibits were marked in.

**Bruno Cividini**, who is an Architect and Engineer in the state of New Jersey was sworn in and he described the application and reviewed the plans. He stated the applicant is proposing to clean up the area by removing the existing structure and build a 2 story multi family structure. The property is currently in an RB zone, residential not permitting, creating a use variance. The applicant is seeking a D -1 use variance, bulk C variances and buffer to residential properties. The site is narrow and long, 50x126x131. There is one way in and one way out of the driveway, the parking is in the rear of the building with 8 parking spaces. Discussion ensued regarding ingress and egress.

There would be no elevators. The first floor apartment would be about 808 square feet and 943 for the second floor with a common area total 3740 sq ft. All the landscape would be updated. There would be a boiler room located in the basement. Drainage and storm water would be adequate. The outside lighting would not disturb the neighbors. A four foot chain link fence would be installed in the rear of the property.

**Mia Petrau** was sworn in as a licensed planner. More exhibits were marked in and reviewed. The zoning ordinance and the variances were discussed. A change in zoning encourages the change in enhancing the property.

A discussion ensued regarding the placement of the air conditioning units. Compressors were proposed to be in the area of the buffer zone. The applicant will work with the engineer to relocate the air conditioning units.

The proposed structure would be aesthetically pleasing and embodies good civic design.

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

**Bob Riccardella** resides at 39 Wesmont Drive and is in support of the application.

Chairman Finke declared the Hearing of Citizens closed.

**Motion:** Member Trotter seconded by Member Ruhle moved to approve the above application 2016-2 subject to the applicant's professionals confer with the board's professionals with regard to the design system.

**Rollcall:** Trotter yes, Helstoski yes, Ruhle yes, Donato yes, Pronti yes, Finke yes.

**Motion:** Member Clemente seconded by Member Pronti moved to approve the **minutes** of March 15, 2016.

**Rollcall:** Trotter abstained, Helstoski yes, Ruhle yes, Donato yes, Pronti yes, Clemente yes, Finke yes.

The meeting was adjourned at 9:10 pm.

Respectfully submitted,

Cathleen Calabro