

**MINUTES**  
**June 21, 2016**

**Meeting of the Wood-Ridge Land Use 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, Renata Helstoski, Jeffrey Magnusson, Robert Ruhle, Paul Clemente

**Secretary:** Cathleen Calabro

**Absent:** Joe DiMarco, Jonathan Braid, Dominick Azzolini, Michael Donato, Richard Pronti, Chris Eilert, Frank Finke.

**Attorney:** Beth Crusius /Gerald Salerno

**Planner:** Ken Nelson

Jerry Salerno recused himself from Application 2016-5 and Beth Crusius substituted

**2016-5 Trinity Automotive, LLC. (dba East Coast Toyota)**  
85 Routh 17 South, Blk 227/1  
ZB/ Sign Regulation – C-Variance

**Paul Pawlowski** the applicant’s attorney introduced himself on behalf of the applicant East Coast Toyota. Applicant is proposing to renovate the existing building which includes the interior, new front entry, sign replacement and milling/paving the lot. They are requesting a variance for the number of wall signs and the height of the wall signs. The exhibits were marked in.

**John Manilio**, who is an Engineer in the state of New Jersey was sworn in and he reviewed exhibit A-9 map of an aerial view. He explained that the applicant with comply with the setbacks.

The exhibits were reviewed. He explained the vertical height of the sign will increase but the square footage of the sign will decrease. The applicant is requesting to replace the 4 signs that are there currently.

**John McDonough**, who is a licensed Planner was sworn in and reviewed the plans A-12. He explained the applicant is requesting relief on the signage, the first one is the quantity, 2 signs on one wall and the other is the height of the signs. It is a permitted use. Mr. McDonough states that the benefit out ways the detriment.

**Jeff Brown**, who is the General Manager of East Coast Toyota was sworn in. He testified that the town approached him to help them dress up the Jefferson Street Park and add a fence and some shrubbery and landscaping. He was in complete compliance. It was suggested to provide additional buffers such as fencing and landscaping.

Vice Chairman Clemente opened the floor to any citizens wishing to be heard.

**Maria Rizzo** of 79 Jefferson Street is concerned with the lighting. She stated her house is lit up all night long.

**JoAnn Kearny** of Carlstadt is concerned with the massive lighting shining into her home all night long.

**Laura Kearny** of Carlstadt stated the lighting has gotten exponentially worse. The lighting is directed at the homes not facing down towards the cars.

**John Wejsa** of 748 Eighth Street in Carlstadt. Stated the Toyota's lighting lights up his entire house. He needs to put blankets on his windows at night. He asked about a lighting ordinance.

**Garnett Wilt** of 91 Jefferson Street is concerned with the lighting and the removal of all the trees.

**Arlene Funciello** of Eighth Street in Carlstadt is concerned with the lighting, her bedrooms face the Toyota parking lot.

**David Taylor** of 64 Woodridge Street wanted to confirm that signage is not increasing and stated that the lighting is an issue.

Vice Chairman Clemente declared the Hearing of Citizens closed.

John Manilio addressed the concerns. He stated there will not be any additional lights and an 8ft fence will be installed.

Jeff Brown will look into the lighting and work with the town. He stated the bright lights are rented from PSEG.

The board suggested to meet with the building department and administrator for design changes with regard to the lighting and spill over.

**Motion:** Member Trotter seconded by Member Ruhle moved to approve Application **2016-5** with stipulation of lighting review.

**Rollcall:** Trotter yes, Helstoski yes, Magnusson yes, Ruhle yes, Clemente yes.

Gerald Salerno was present for application 2016-4.

**2016-4** Metro Storage, LLC  
104 Rt 17 North, Blk 228/1.01  
PB/Change in Tenancy

**Dean Donatelli** the applicant's attorney introduced himself on behalf of the applicant Metro Storage formally known as the Rudox site. The applicant is proposing to demolish the existing buildings and construct a 3 story climate controlled self-storage facility. The exhibits were marked in. The applicant is seeking variance relief with respect to wall signage on the building and the height of the signs, and landscape buffer requirements.

**Brian Giblin** is the attorney for the adjacent property located at 1 Park Place, LLC. He stated he is in favor of the application subject to the relocation of the easement. The 2 parties will work together with regard to the relocation of the easement.

**David Wisotski** is the applicants engineer from Bohler Engineer. He reviewed Neglia Engineering and Ken Nelsons report. Exhibits were marked in. One of the main concerns is the ingress and egress. He stated they will comply with all bullet points. He stated trucks and fire trucks would be able to maneuver around. There would be no spillage with the lighting. There would be trees near the residents used as a buffer.

**John McDonough** is the applicant's planner. He reviewed exhibits A-25 & A-26. The variances were reviewed. Hi opinion is that the benefit out ways the detriment.

The guide rail will remain on the access ramp. Our Planner questioned the traffic report. The applicant stated there is low traffic pattern. The Planner and Engineer will work together to improve the landscape plan.

The applicant took a 5 minute break to review the Fire Departments report.

**Motion:** Member Magnusson seconded by Member Ruhle moved to approve the **minutes** of May 17, 2016.

**Rollcall:** Trotter yes, Helstoski yes, Magnusson yes, Ruhle yes, Clemente yes.

**Motion:** Member Trotter seconded by Member Ruhle moved to adopt the resolution prepared by attorney entitled "The 2016 Wood-Ridge Master Plan and Master Plan Re-Examination report, dated March 8, 2016 revised April 11, 2016

**Rollcall:** Trotter yes, Helstoski yes, Magnusson, Ruhle yes, Clemente yes.

**Ken Schulz** is the Borough's Assistant Fire Chief. He reviewed the Fire report A-22 He is concerned with the adequacy of flow and pressure. A discussion ensued regarding a loop system and fire hydrants.

**Richard Kliebenstein** is the Vice President of Acquisitions. He stated there would be restrictions on usage. Flammables, live animals or humans, food and automobile storage are not permitted. Largest unit is 10x30.

Hearing of citizens: No one wishing to be heard.

**Motion:** Member Helstoski seconded by Member Ruhle moved to approve Application **2016-4** subject to the conditions listed:

1. Easement to access Anderson Ave through property to the north shall be perpetual.
2. Comply with comments set forth in the Neglia's report dated June 14, 2016.
3. Applicant work with the Borough Planner with regard to improved additional landscaping plan.
4. Applicant shall satisfy Fire Department's need for sufficient firefighting flow and pressure on site.
5. Applicant will comply with all conditions set forth in the Fire Department's comments marked as A-22 with exception to bullet point #2 with sub-condition proof of fire flow and pressure.
6. No Motor Vehicles will be stored in the units.

**Rollcall:** Trotter yes, Helstoski yes, Magnusson yes, Ruhle yes, Clemente yes.

**Ordinance 2016-15 to amend the Wood-Ridge code by the modification and/or addition to Chapter 248 entitled Zoning.**

**Motion:** Member Trotter seconded by Member Magnusson moved to recommend to Mayor & Council the adoption of Ordinance 2016-15.

**Rollcall:** Trotter yes, Helstoski yes, Magnusson yes, Ruhle yes, Clemente yes.

The meeting was adjourned at 9:35 pm.

Respectfully submitted,

Cathleen Calabro