

MINUTES

October 18, 2016

Meeting of the Wood-Ridge Land Use Board.

The meeting was called to order at 7:10 p.m. with the Pledge of Allegiance led by Member 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, Jonathan Braid, Jeffrey Magnusson, Michael Donato, Richard Pronti, Paul Clemente, Frank Finke

Secretary: Cathleen Calabro

Absent: Joe DiMarco, Dominick Azzolini, Robert Ruhle, Chris Eilert

Attorney: Gerald Salerno

Engineer: Evan Jacobs

Planner: Ken Nelson

The following application was carried from the September 20th Land Use Board meeting.

2016-7 Adriana Holowko
25 Hill Street Block 207/4
PB/Minor Subdivision w/ Variances

David Crook the applicant’s attorney introduced himself on behalf of the applicant Adriana Holowko. The exhibits were marked in. The applicant is proposing to do a minor subdivision with a variance of lot area, building coverage and side yard. The existing use of the property is a one family home on a 7616 sq. ft. lot with detached garage. The existing home will remain and a new home will be constructed on the new lot with a garage. The lots would be two 3800 sq ft. There is a large tree in the back yard of the right side.

Vincent Manno was sworn in. He is a surveyor in Lyndhurst. Mr. Manno gave examples of other lots in the area that have bulk variances. Neglia’s report was reviewed. The applicant will comply with all the variance requirements stated on page 2 #2 of Neglia’s report.

Evan Jacobs from Neglia Engineering confirmed the dimensions of the new home would be approximately 30x38. There needs to be 30% building coverage. Confirmed applicant will comply with FAR.

Ken Nelson wanted to clarify the FAR calculation. He reviewed the area map.

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

Bill Ervolino resides at 33 Hill Street was sworn in. He is opposed of the subdivision and has concerns with the tree in the back yard. He does not see any improvement to the neighborhood.

Mary Torretagle resides at 725 Hill St in Carlstadt. She was sworn in. She is concerned with the lot size, the tree in the back yard and parking issues. She is opposed of the application.

Chairman Finke declared the Hearing of Citizens closed.

Mr. Crook determined his applicant is over the FAR it's at 860 per floor not including the attic. The board stated this is a D-variance application and the board cannot vote on it at this time. The Boards Attorney advised the applicant he will have to withdraw the application. Since a D-variance is required the applicant will have to re-notice, re-publish and be placed on the board's agenda for December.

There has been some indication that there may have been a prior application and the board's attorney suggested to the applicants attorney to request any prior applications regarding this property and fully disclosed to the board what the nature was so the board can make a determination as to whether or not there is any res judicata effect.

Our next meeting is December 20th.

2016-9 Guttilla Properties LLC
271 Valley Boulevard Block 312/12
ZB/D Use Variance/ Only class IV members eligible to vote.

John Molinelli the applicant's attorney introduced himself. The exhibits were marked in. The applicant is proposing to convert the existing second story office space into four high end residential units. 3 two bedrooms and 1 three bedroom. There are no changes to the footprint, setbacks or parking. The first floor will be leased for retail. The original use of the property was offices, bank and retail first and second floor. Second floor office space is difficult to rent. There is not an elevator. This is considered a mixed use that is not permitted.

Ken Nelson ask if there would be any planning testimony. Mr. Molinelli advised no, unless needed. He explained that this application does have ample parking to support the proposal. The parking would be increased to 18 spaces 21 is required. They are asking for a parking waiver. There has been parking issues along Windsor Road for many years.

Phillip Guttilla was sworn in. He is a CPA in Hasbrouck Heights. He testified that he and his brother purchased the property about 2 months ago. It is currently vacant. There are 3 store fronts, bank, office and dentist second floor was office. There is a large parking lot in the rear.

They will repave parking lot to accommodate for additional parking spaces for the residential units. Each apartment would receive 2 parking spaces, and have it stated in the contract to only park in lot. The retail space will also be required to park in the lot as well. They reviewed exhibit A-7 and A-8.

There would be two entrances into the second floor one from the parking lot and the other from Windsor Road. These entrances currently exist. No changes to the stairwell. The footprint of the building would be intact. Landscaping would be cleaned-up. Several photo exhibits along Hackensack Street were marked in. A bulk scheduled was submitted into evidence A-24.

Ken Nelson stated a full site plan and an FAR needs to be submitted for the existing commercial building. A mixed use is accepted practice, however he is unsure if it is appropriate at this location without having professional planning testimony to guide the board. A D-1 variance is the most serious for the board.

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

Jeff Jalinski resides at 385 Windsor Road. He was sworn in. He is opposed of the application due to the parking issues. Several photos were marked into evidence. O-1 through O-9. A lengthy discussion ensued regarding the parking issues. The applicant's attorney acknowledges there is a parking issue and addressed his concerns.

Adrian Jank resides at 46 Truman Drive. He was sworn in. He also addressed the parking issues. He asked about the commuting habits of the residents and maybe only give the apartments 1 parking space.

Chairman Finke declared the Hearing of Citizens closed.

This application will be carried to our December 20th meeting without further notice.

Resident – building should be ADA compliant.

Bond Ordinance 2016-24

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF IMPROVEMENTS TO VARIOUS PARKS IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$200,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Motion: Member Clemente seconded by Member Braid moved to recommend to Mayor & Council the adoption of **Bond Ordinance 2016-24**.

Rollcall: Trotter yes, Helstoski yes, Braid yes, Magnusson yes, Donato yes, Pronti yes, Clemente yes, Finke yes.

Board Attorney read the following Resolutions:

2016-6 Vipul Patel
109 Ninth Street, Block 233/5.02
ZB/Deck exceeds height limit

Motion: Member Clemente seconded by Member Helstoski moved to approve the above resolution for application #2016-6.

Rollcall: Trotter yes, Helstoski yes, Braid abstained, Magnusson abstained, Donato yes, Pronti yes, Clemente yes, Finke abstained.

2016-8 Chirico & Calabro Accountants
71 Hackensack Street Block 221/04
ZB/Construction of Second Floor Addition

The board gave Brian Greene the opportunity to testify. He was sworn in. He resides at 70 Humboldt Street directly behind the applicant. He has lived there for 42 years. He is upset that he missed a 20 minute meeting approving this non-conforming commercial building in a residential zone. He objects to this application and has written an appeal to the board within one day of their decision. This application was previously denied in February 2004. He does not see the difference from then denied to now approved. It does not meet any positive criteria.

There was no planner related to the application. An application for an addition of 150% taller on a non-conforming use in a residential zone has never been done before in Wood-Ridge.

Motion: Member Helstoski seconded by Member Magnusson moved to approve the above resolution for application #2016-8.

Rollcall: Trotter yes, Helstoski yes, Braid abstained, Magnusson yes, Donato yes, Pronti yes, Clemente abstained, Finke abstained.

Motion: Member Magnusson seconded by Member Donato moved to approve the **minutes** of September 20, 2016.

Rollcall: Trotter yes, Helstoski yes, Braid abstained, Magnusson yes, Donato yes, Pronti yes, Clemente yes, Finke abstained.

The meeting was adjourned at 9:15 pm.

Respectfully submitted,

Cathleen Calabro

