

MINUTES

December 20, 2016

Meeting of the Wood-Ridge Land Use Board.

The meeting was called to order at 7:03 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, Dominick Azzolini, Robert Ruhle, Michael Donato, Richard Pronti, Paul Clemente, Frank Finke

Secretary: Cathleen Calabro

Absent: Joe DiMarco, Chris Eilert, Paul Clemente

Attorney: Gerald Salerno

Engineer: Evan Jacobs

Planner: Ken Nelson

Review of the 2017 meeting dates:

Chairman advised the day has been changed to the 2nd Thursday of the month, due to scheduling conflicts.

Motion: Member Ruhle seconded by Member Trotter moved to approve the meeting dates for 2017

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

The following application will be carried to the January 12, 2017 Land Use Board meeting.

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

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 reviewed the application and marked additional documents into evidence. The applicant is proposing to convert the second floor office space in to 4 residential high end apartments. (three 2 bedroom and one 3 bedroom). The first floor is 3 commercial storefronts. Exhibit A-25 revised architectural plans were discussed.

Robert Costa, the applicants Planner/Engineer was sworn in.

He reviewed the additional exhibits (A-26). This is his first time testifying on behalf of this application, but he has reviewed all the documents and discussed the subject property with the applicant's attorney. A lengthy discussion ensued regarding the parking lot, parking spaces, ADA spot, landscaping, lighting, signage and the location of the HVAC units. Neglia's report exhibit A-29 was reviewed in detail. The applicant stated he will comply with all conditions in the report. 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.

He reviewed the new exhibits. 16 parking spaces total 8 for the residents only. Parking lot and landscaping was discussed. One of the issues raised was regarding the placement of the AC units and trash. It was suggested to place them in the alley way. The applicant will place them wherever the board think is best.

Evan Jacobs, the boards engineer was sworn in. He is employed by Neglia Engineering. He assisted in the preparation of Neglia's report.

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

Steve Padilla residing at 370 Windsor Road was concerned with parking, emergency vehicles and the quality of tenant.

Chairman Finke declared the Hearing of Citizens closed.

Motion: Member Braid seconded by Member Helstoski moved to approve the application 2016-9 based on the conditions stated. (use variance, application waivers, design waivers, C-variance, parking)

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

Motion: Member Magnusson seconded by Member Trotter moved to approve the **minutes** of October 18, 2016.

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

The meeting was adjourned at 9:15 pm.

Respectfully submitted,

Cathleen Calabro