

MINUTES

March 9, 2017

Meeting of the Wood-Ridge Land Use Board.

The meeting was called to order at 7:00 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, Robert Ruhle, Michael Donato, Richard Pronti, Chris Eilert, Frank Finke.

Secretary: Cathleen Calabro

Absent: Joe DiMarco, Renata Helstoski, Jonathan Braid, Dominick Azzolini, Jeffrey Magnusson,

Attorney: Gerald Salerno

Engineer: Brian Intindola

Planner: Ken Nelson

2017-2 Ann Sukenthorn

Thai Food Restaurant

271 Valley Blvd Block 312/12

Change in Tenancy

John Molinelli the applicant's attorney reviewed the application and marked documents into evidence. The applicant is proposing to operate a Thai Restaurant on the first floor corner retail space at 271 Valley Blvd. The new restaurant will not affect any of the traffic. There would be 8 parking spaces for retail business.

Ann Sukonthorn the applicant was sworn in, she is the owner of the restaurant. She currently owns a similar restaurant in Hasbrouck Heights for the past 6 year. She is proposing to open a sit down BYOB restaurant. It would consist of 6 tables with seating for 26 customers. Hours of operation would be Tuesday-Saturday 11:30 am until 9:00 pm and Sundays 4:00 until 9:00 pm. Peak time would be 6:30-8:30 pm. There would be 4 employees including the owner. Food deliveries would be once a week via box truck and perishables would be picked up. Trash will be stored in a plastic bin and brought to the rear of the building. Exterior signage would be lit from outside and above.

Mr. Chung who is a licensed architect in the state of New Jersey was sworn in. He is testifying as to the plans but he did not prepare them. He described the general layout, spoke about the ingress and egress, the venting system, grease trap and filtration. The applicant will comply with Neglia's letter. A-14 was marked into evidence.

Brian Intindola was sworn in. He is the reviewing engineer on behalf of the board. He stated Neglia submitted a close out letter in reference to a prior application for the residential use that was approved by the board located at the same address. He recommended to the applicant that the restaurant waste be stored inside in sealed containers until garbage day. Spoke about the exhaust hood and parking. He also would like the sewer line televised, to make sure it is clean and that it can handle a restaurant load. Mr. Molinelli stated it is already in the Guttilla resolution from last month.

Ken Nelson, the borough's planner, thought the rear entrance was for emergency only, the attorney clarified it was a general entrance/exit that everyone will utilize. The trash will be brought out the rear. No signage on the rear of the building for the restaurant. The side corridor is used for tenants.

Hearing of citizens: No one wishing to be heard.

No plans for outdoor seating, must submit application through the construction office. Only the AC units for the tenants will be located on the roof.

Motion: Member Eilert seconded by Member Donato moved to approve application 2017-2 based on the fact that they offer their own parking.

Rollcall: Trotter yes, Ruhle yes, Donato yes, Pronti yes, Eilert yes, Finke yes.

The following applicant requested that we carry the application to our April 13, 2017 meeting where a full complement of the board may be available. No re-notice is required.

This application involves a D variance which means the applicant would need 5 affirmative votes and whereas only 5 members out of 6 present are eligible to vote.

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

Bill Ervolino asked about a prior application that was possibly submitted many years ago. The clerk's office checked the files and no application had been found. He spoke about the old oak tree that is located on both properties.

Board Attorney read the following Resolution:

2017-1 Lino Camporeale
3 Charter Oak St Block 204/9
ZB/Front Yard Setback

Motion: Member Trotter seconded by Member Donato moved to approve resolution for application 2017-1.

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

Motion: Member Trotter seconded by Member Donato moved to approve the minutes of **January 12, 2017.**

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

The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Cathleen Calabro