

MINUTES
Re-Org January 11, 2018
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, Robert Ruhle, Michael Donato, Anthony Iacovino, Richard Pronti, Chris Eilert, Frank Finke

Absent: Joe DiMarco, Jonathan Braid, Jeffrey Magnusson, Dominick Azzolini.

Secretary: Cathleen Calabro

Attorney: Gerald Salerno

Engineer: Present

Planner: Excused

Nominations for Land Use Board positions:

Motion: Member Eilert seconded by Member Trotter moved to nominate **Frank Finke** as Chairman of the Land Use Board.

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

Motion: Member Eilert seconded by Member Ruhle moved to nominate **Kevin Trotter** as Vice Chairman of the Land Use Board.

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

Motion: Member Eilert seconded by Member Pronti moved to nominate **Cathleen Calabro** as Recording Secretary of the Land Use Board.

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

Motion: Member Eilert seconded by Member Pronti moved to nominate **Kellie Romero** as Financial Secretary of the Land Use Board.

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

Motion: Member Eilert seconded by Member Ruhle moved to nominate **Gerald Salerno** as Attorney of the Land Use Board.

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

Motion: Member Eilert seconded by Member Pronti moved to nominate **Neglia Engineering** as Engineer of the Land Use Board.

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

Motion: Member Eilert seconded by Member Ruhle moved to nominate **Ken Nelson** as Planning Consultant of the Land Use Board.

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

Carried from the December 14, 2017 meeting

2017-8

SEI Carlstadt, LLC
701 12th Street, Carlstadt
Block 229.02 Lot 3 Wood-Ridge
PB/Warehouse Redevelopment

Thomas Trautner the applicant's attorney reviewed the application and marked documents in to evidence. The applicant is proposing to remove the existing structure and construct a new one story warehouse located at 701 12th Street. The property is also located in Carlstadt, Block 84, Lot 1. The application seeks a number of variances. Zoning jurisdiction resides with the New Jersey Sports and Exposition Authority. (NJSEA)

Yosef Portnoy who is a licensed engineer was sworn in. He explained the applicant is proposing to construct a new one story warehouse consisting of 60,275 sq. ft. with 3,795 sq. ft. of office mezzanine. He reviewed the exhibits. There would be 10 loading docks in front, 51

parking spaces in the rear, circulation areas and storm-water management facilities, which are all conforming. Access to the property is by way of an access easement thru the Reddy Raw Inc. property located at 1 Ethel Boulevard. The applicant agreed to pave the access easement from Ethel Boulevard to the property.

There would be sufficient lighting in the parking area. The applicant stated that they will fully comply with the letter from the Borough's Fire Department except that the size of the main will be subject to the Board engineer's review and approval. They also agreed to install a fire hydrant. The hours of operation and trash removal is to be determined based on the future tenant.

Scott Murdoch who is a licensed architect was sworn in. He reviewed exhibits A-22 color renderings, A-23 east rendering and A-24 N. West rendering. He stated this is a Class A one story building 49 feet high. It would be a precast structure to maximize racking space.

Paul Grygiel who is a licensed planner was sworn in. He reviewed the planning analysis. The building is a permitted use in an LIP zone. They are seeking a side yard and building height and lot width variance. The planner stated the variances could be granted under C1 and or C2 criteria. He feels the benefits out-weigh the detriment. He briefly spoke about the Fire Department's letter regarding the increase of the water main, applicant is in contact with Suez for their guidance.

A discussion ensued regarding traffic and the easements.

Hearing of citizens: No one wishing to be heard.

Motion: Member Eilert seconded by Member Trotter moved to approve application **2017-8** based on the following conditions: The access easement will be paved, the size of the water main subject to Borough Engineers approval, the installation of a fire hydrant, a future tenant appear before the board for Certificate of Occupancy.

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

Motion: Member Trotter seconded by Member Pronti moved to approve the **minutes** of **December 14, 2017.**

Rollcall: Trotter yes, Helstoski yes, Ruhle abstained, Donato yes, Iacovino yes, Eilert abstained, Pronti yes, Finke abstained.

The meeting was adjourned at 8:04 pm.

Respectfully submitted,

Cathleen Calabro