

Borough of Wood-Ridge Land Use Board

Minutes of the Meeting

July 12, 2018

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:03pm by Chairman Finke. Chairman Finke read the Open Public Meetings Act Statement. The Pledge of Allegiance was recited. Attendance was as follows:

Class IV Members:	Chairman Frank Finke – present
	Vice Chair Kevin Trotter – present
	Renata Helstoski – excused
	Jonathan Braid – excused
	Dominick Azzolini – excused
	Jeffrey Magnusson – excused
Class I Member (Mayor's Alternate):	Borough Administrator Christopher Eilert – present
Class II Member:	Zoning Officer Richard Pronti – present
Class III Member:	Councilman Joseph DiMarco – excused
Class IV Alternate Members:	Robert Ruhle (Alternate #1) – present
	Michael Donato (Alternate #2) – present
	Anthony Iacovino (Alternate #3) – present
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer:	Brian Intindola, PE – present
Planner:	Ken Nelson, PP – present

The minutes of the June 14, 2018 Special meeting were approved on a motion by Trotter, second by Ruhle and a roll call of all members present voting yes.

The minutes of the June 14, 2018 Regular meeting were approved on a motion by Ruhle, second by Pronti and a roll call of all members present voting yes.

Under old business the following application was discussed:

**Application 2018-3A** Antonio Roig, 61 5<sup>th</sup> Street, Block 216, Lot 10  
Bulk variance for setback for addition to the rear of the home.

Mr. Roig was called to the dais, but was not sworn in. Board Attorney Salerno informed the board that this application is going to be carried to the September 13, 2018 meeting without the requirement of further notice unless the determination of an FAR (floor area ratio) is required once you obtain a certified calculation from a licensed engineer or architect. If a floor area ratio is required then you would have to re-notice and republish. If an FAR is not required then Mr. Roig would have to submit certified calculations to the board ten days prior to the meeting.

**Application 2018-5A** Massimiliano and Concetta NeseConti, 121 7<sup>th</sup> Street, Block 235 Lot 2. Side yard deck. Mr. NeseConti was sworn in.

The applicant is proposing to construct a 16x26' deck on the side yard and install a fence along the rear and side yard. The applicant's property is a corner lot which does not give him a rear yard and is the reason for the side yard deck. A discussion ensued regarding the measurements of the deck and fence. The applicant agreed to reduce the height of the fence to 4 feet on the side yard area only. He also agreed to set the fence back in the front at least 2 feet from the front yard setback along the 7<sup>th</sup> Street portion. The exhibits were marked in.

Chairman Finke declared the hearing of citizens to be open. With no one wishing to be heard, the hearing of citizens was closed.

Application 2018-5A was approved on a motion by Trotter second by Eilert and a roll call of all members present voting yes.

**Application 2018-4A** Briad Development, LLC, 269 and 359 Rt. 17South, Block 301 Lots 12.01 & 14.01. Demolition of TGIFriday's and Construct a Westin Hotel.

**John Molinelli**, the applicant's attorney introduced himself to the board. He reviewed the application and marked documents into evidence. The applicant is proposing to demolish the TGI Friday's site and construct a new hotel known as "the Element by Westin". The new structure would be 14,115 sq. ft. and is seven stories high with 126 rooms. The seventh floor would act as a rooftop 80 seat bar/lounge with an outdoor patio overlooking the New York City skyline. There would be 170 parking spaces which is conforming. The Wendy's next door will remain open during construction. The Hotel is not an extended stay facility and reservations would not exceed 21 days. The entrance to the hotel would be in the rear area of the property. Mr. Molinelli advised the board that he met with the neighboring business to the north of them and agreed to make certain revisions to accommodate them. The applicant agreed to install a decorative fence to extend all the way to the tree line to the west and plant all new landscaping. The sign is currently non-conforming, it is 38 feet high.

This application consists of 2 variances and 3 waivers. The first variance is seven (7) stories proposed six (6) allowed. Second is the façade signs, two is allowed five is proposed.

The board's attorney Mr. Salerno, reviewed the notices and determined the board does have jurisdiction to hear this application. The exhibit list was marked as B-1, the list of all exhibits.

The applicant does not anticipate any problems with the NJDOT.

**James Ardizzone**, the Chief Developer Officer for Briad Development was sworn in. He gave testimony stating the Element Hotel by Westin is an upscale-lifestyle, extended-stay hotel elevating the experience of the customer. It is a mixture of extended-stay rooms and standard deluxe rooms. It gears to the choosy business traveler offering all the amenities desired. The hotel is environmentally friendly, no plastic is used. The hotel will have a gourmet grab-and-go pantry offering teas & coffee, cheeses & meats and ready-to-cook meals. It will also offer a fitness center, a pool and patio, up-scale breakfast area and on-site laundry. The roof top lounge is 3500 square feet and the outside lounge area is 2500 square feet. Mr. Ardizzone stated they worked very closely with their professionals regarding the rear entrance, parking and deliveries.

Exhibits A-7A through A-7P were reviewed. The new hotel would create approximately 50 permanent, full and part time jobs.

Chairman Finke declared the hearing of citizens to be open. With no one wishing to be heard, the hearing of citizens was closed.

**Rick Nunez**, the applicant's architect was sworn in. He works with Base4 Architects, hotels are their specialty. He reviewed the architectural plans A-7. He stated the name "Element" was based on the elements and mineral from the earth that are used throughout the hotel. Exhibit A-21 was reviewed. They are proposing all new landscape to create a nice sitting area. He reviewed the foot print of the hotel.

Fire Chief Schulz asked about the elevators, he was advised the applicant is using 1B construction.

**Justin Taylor** was sworn in. He works for Dynamic Traffic Engineering. Mr. Taylor gave testimony regarding the different avenues from a traffic, parking and trip standpoint. Exhibit A-10 traffic report was reviewed. He stated there was no negative impact for traffic, that there is less traffic than TGI Friday's generated. They are proposing a total of 170 parking spaces between the hotel and Wendy's which is required.

Chairman Finke declared the hearing of citizens to be open. With no one wishing to be heard, the hearing of citizens was closed.


**Gregory Tocci**, the applicant's Sound Engineer from Cavanaugh Tocci was sworn in. He gave testimony regarding the sound levels to the nearest residences; and conducted an analysis of the sound coming from the hotel and the rooftop lounge and any other sound coming from the location. The applicant referred to A-19, the acoustical report. He stated there is more noise coming from Teterboro Airport and Route 17 than there would be from the Hotel.

That concludes the applicant's presentation for this evening. A special meeting will be scheduled for Wednesday, July 25<sup>th</sup> at 7:00 pm without the requirement of any further notice.

There was no other new business. The hearing of citizens was opened by Chairman Finke at 8:53 pm. No one wished to be heard. Chairman Finke closed the hearing of citizens at 8:54 pm. With no other business before the board, the meeting was adjourned at 8:55 pm.

Submitted by:

  
Cathleen Calabro, Land Use Board Secretary

  
Date