

Borough of Wood-Ridge Land Use Board

Minutes of the Special Meeting

July 25, 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:	Eric Sudman, PE – present
Planner:	Ken Nelson, PP – present

Approval of minutes: None

Under new business the following resolution was adopted.

Resolution #2018-5AR approving application 2018-5A Massimiliano and Concetta NeseConti, 121 7th Street, Block 235 Lot 2 on a motion by Donato, second by Ruhle and roll call of all members present voting yes.

Under old business the following application was discussed.
This application was a continuation from the July 12, 2018 meeting.

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

John Molinelli the applicant’s attorney advised the board he has one witness this evening.

Robert Freud, a Senior Principal at Dynamic Engineering was sworn in. He gave testimony regarding the engineering aspect of the development. A-6 was reviewed. Wendy’s will remain

open during construction. Appropriate construction barriers and fencing will be installed between the two uses. The front yard setback is about 50ft from the front property line, and the rear yard setback is over 100ft. They will comply with all Fire Department requests (A-16). All new fresh landscaping will be planted. The parking spaces would be 9x18 which is sufficient. He stated the cliff is stable and adequate. New illumination LED lighting will be installed around the hotel. All the utilities that service the Fridays will continue to service the Hotel. The sewer connection needs Hasbrouck Height's approval. The Wendy's and Hotel are separate lots but have shared access.

A-20 was review. The townhouses that overlook Wendy's will not be blocked by the Hotel. The current sign is at 38ft which conforms and the new sign will remain that height.

The applicant will comply with Neglia's letter. The loading dock was discussed.

Ken Schulz, the Borough's Fire Chief was sworn in. He asked where the Fire Department connection would be located. The applicant will notify the Fire Department when the location is determined. The applicant will comply with the Fire Departments requests.

Mr. Freud listed the variances and waivers.

1. Building height
2. Signage
3. Size of loading dock
4. Number of loading spaces.
5. Width of the sidewalk

He stated in his opinion the benefits out-way the detriment and application should be granted.


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

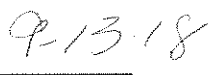
Borough Administrator made mention that the applicant presented a very thorough application and met all the board's requirements.

Application 2018-4A was approved on a motion by Eilert second by Ruhle and a roll call of all members present voting yes with a condition of our Board's Attorney preparing a developers agreement with coordination of the applicant's attorney and made part of the resolution.

With no other business before the board, the meeting was adjourned at 7:45 pm.

Submitted by:


Cathleen Calabro, Land Use Board Secretary


Date