

Borough of Wood-Ridge Land Use Board

Minutes of the May 7, 2019 Meeting

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:00 pm 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 Jonathan Braid – present Dominick Azzolini – present Jeffrey Magnusson – present Robert Ruhle – present
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:	Michael Donato (Alternate #1) – present Anthony Iacovino (Alternate #2) – excused
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer:	Daniel Lee, PE – present
Planner:	Ken Nelson, PP – excused

The minutes of the **April 2, 2019** meeting were approved on a motion by Eilert second by Braid and a roll call of all members present voting yes, except Pronti who abstained

Under old business the following application was presented.

Application -2019-9A Todd Marino

Rear yard setback

76 Charter Oak – 220/16

Ron Marino, the applicant’s father will testify on his behalf. He was sworn in. The applicant is not present at the meeting. The house is setback almost to rear property line.

The applicant proposes to do an addition on the front left side of the house, which would be about 10x18 and then add a 2nd level to the existing first level. The right side of the house would be to straighten to the back and side wall. The exhibits were marked in. The applicant changed the rear setback to 6.4 across the right side. The side yard setback would remain the same, it is on an angle.

He explained they propose to demolish the existing front yard two-car garage and make it a 4 car driveway. Then rebuild the front wall. The front yard would be landscaped. The applicant would comply with our professional reports.

Chairman Finke declared the hearing of citizens to be open.

Michael Teehan is representing his aunt, Marie Ferris residing at 75 Humboldt St. Her rear yard abuts the applicants. He was concerned with the height of the house, blocking light and decreasing her sunlight and have an adverse effect of her property value.

With no further citizens wishing to be heard, Chairman Finke declared the Hearing of Citizens closed.

Member Eilert stated the home in question is very old and has exciting deficiencies and the board has never held it against the homeowner to do improvements.

Application 2019-9A was approved by Eilert second by Trotter with roll call of all members present voting yes with the conditions stated.

Under new business the following applications were presented.

2019-11A Jeffrey & Tracy Katz
Addition will encroach into side yard setback
21 Charter Oak – 201/6

Jeffrey & Tracy Katz are the owners of the property, they were sworn in. The exhibits were marked in.

Tracey stated they are proposing to construct a 14x30 extension on the rear of their home and a 6x8 mud room on the side and add a 16x18 master bedroom on half of the 2nd level. The side yard setback encroachment is an existing non-conformity. They are below the FAR requirement even with the rear addition.

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

Application 2019-11A was approved by Trotter second by Braid with roll call of all members present voting yes.

2019-12A James Pisano
Install 4ft fence around the front yard
246 Wood-Ridge St. 309/10

James Pisano was sworn in, he is the owner of the property. Exhibits were marked in. He is proposing to install a fence around the perimeter of his yard. He live across from the high school on the corner of Wood-Ridge St and Way St. Mr. Pisano stated there is a lot of traffic from the students cutting through the corner portion of the lot. Trucks drive over the corner portion also when making the left on Way Street. His back yard in on the side. The fence would be more for safety of his children playing outside. The fence would be a 4ft open slat aluminum style. This application could be characterized as a hardship on the basis of having no backyard. The board stated to the applicant that the fence would be able to be placed on the property line in the front and right side yard.

Chairman Finke declared the hearing of citizens to be open.

Linda Longo lives on Way Street. She is concerned with the navigation on that corner. There is a lot of traffic, and she fears the fence will get run over. The fence would act as a deterrent from anyone driving on the applicant's yard.

With no further citizens wishing to be heard, Chairman Finke declared the Hearing of Citizens closed

Application 2019-12A was approved by Braid second by Magnusson with roll call of all members present voting yes, based on the fence placed on the property line.

2019-13A Wood-Ridge Industrial Property
Minor Subdivision/ Danex Property
1 Passaic St. 320/1.01

Patrick McNamera, the applicant's attorney introduced the only professional who would be testifying this evening. The exhibits were marked in. The parcel is located within the Wesmont Station Development. The applicant proposes to take the Danex site and build a municipal recreation facility. There are no variances or waivers, the application is in compliance.

Patricia Ruskan is the applicant's engineer, she was sworn in. The changes on the subdivision map have been made by the borough and not the applicant. She reviewed exhibit A-10. She explained the applicant is proposing to subdivide the 82 acre lot which is irregular in shape and add about 1.9 acres to straighten out the parcel. The total lot size would be 11.24 acres for the recreation center. The applicant will comply with all the professionals.

Daniel Lee, the Borough's engineer has no further questions.

The Borough Administrator explained the applicant will demolish the site and environmentally remediated it. The property will then be deeded to the borough. The developer will contribute funds towards the improvements of the project and build athletic fields and a municipal recreational center. The hope is to have the unveiling sometime in June. The original site was along Highland Avenue and is now located at the Danex site.

Chairman Finke declared the hearing of citizens to be open.

Red Castner resides at 230 Innes Road. He asked where the site is located. He was told next to NJ Transit Building and the Curtiss Wright warehouse. The opposite side of his home.

With no one wishing to be heard, the hearing of citizens was closed.

Application 2019-13A WR Industrial Property was approved on a motion by Braid second by Trotter and a roll call of everyone present voting yes.

2019-14A Fleet WR LLC
Amendment to approved Site Plan/Variance
Roosevelt Drive 333/1.01&1.02

Patrick McNamera, the applicant's attorney, stated they have 3 witnesses to testify this evening. The applicant is proposing to change the development from single family homes to 16 townhomes. The exhibits were marked in.

Mr. Robert Zampolin is the applicant's architect, he was sworn in. He described the façade of the style of townhomes. The floor plan of the buildings are identical to what's been built and approved before. The total living square footage is about 2,324 on all three floors. The average height of the buildings are 45 feet. In his opinion the designs are consistent with the rest of this section of the redevelopment area.

Patricia Ruskan is the applicant's engineer, she was previously sworn in. Additional exhibits were marked in. Exhibit A-12 which is the overall site plan was reviewed. She explained Somerset B was previously approved in 2014 and included 64 townhomes and ten single-family lots on the south side of Roosevelt Drive. The applicant is now proposing with this amendment to convert the 10 single family lots to 16 townhomes. Also as part of the project to the western side is a proposed lot dedicated to the municipality for a future park. The colored landscape plan was reviewed. The applicant is requesting a variance in the size of the sidewalk which is four feet wide. The size of the sidewalk would be a continuation of what was previously approved. Thirty-two parking spaces are required for the 16 townhomes. A total of 73 parking spaces are provided for this portion of the project. Also as part of the project a retaining wall is required on the south side. It will be about 11 ½ feet high with a four foot chain link fence. Storm water design would be similar to what was previously approved. Some of the traffic lights have been relocated. There is a courtyard in between the buildings with landscape. A-15 was reviewed regarding the subdivision. They are re-subdividing so that each 16 townhomes have their own fee simple lot. The municipal lot is 12,144 square feet. The professional reports were reviewed. It was requested to extend the retaining wall about 20-30 percent. The engineers will work together on that issue.

Nicholas Graviano is the applicant's planner, he was sworn in. He explained the maximum height requirement is 45 feet and some buildings are in excess of that. The maximum distance between buildings is 40 feet and 39.17 is proposed. Mr. Graviano stated the proposal is within full keeping of the Redevelopment Plan and with the design waivers the application can be granted without substantial impairment to the Redevelopment Plan.

Chairman Finke declared the hearing of citizens to be open.

Red Castner resides at 230 Innes Road. He was concerned with the height of the wall and the chain link fence. He was told he would not be affected by the wall, it would be below him. There would be no overnight parking on Roosevelt Dr. Innes Road is going to stay closed. The town is going to put bollards in the roadway so no cars can go through, just pedestrians and bicycles. He asked if the contractors can tone it down a little with the music.

Also asked why they are working from 7:00 am to 7:00 pm 7 days a week. His comments will be relayed to the developer. He also asked why we could not stay with the one family homes.

With no one wishing to be heard, the hearing of citizens was closed.

The Board Attorney confirmed that the applicant would work with the Borough's engineer to maximize the park space available to the location of the wall.

Application 2019-14A Fleet Wood-Ridge LLC was approved as presented on a motion by Eilert second by Azzolini and a roll call of everyone present voting yes.

Other New Business:

ORDINANCE 2019-5 Short Term Rentals

AN ORDINANCE AMENDING SECTIONS OF CHAPTER 530 ENTITLED ZONING

Ordinance 2019-5 was moved to recommend the adoption of Ordinance 2019-5 to Mayor and Council on a motion by Braid, second by Magnusson and a roll call of all members present voting yes.

The following Resolutions were approved:

Resolution 2018-7AR Anthony Guerriero motion to approve resolution correcting clerical error for minor subdivision by Ruhle second by Trotter with roll call of all members present voting yes.

Resolution 2019-8AR Gagliardi was approved on a motion by Eilert second by Azzolini and a roll call of all members present voting yes.

Resolution 2019-10AR Duke Realty was approved on a motion by Braid second by Eilert and a roll call of all members present voting yes.

With no other business before the board, the meeting was adjourned at 9:00 pm.

Submitted by:

Cathleen Calabro, Land Use Board Secretary

Date