

Borough of Wood-Ridge Land Use Board

Minutes of the July 2, 2019 Meeting

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 6:00 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 – excused
	Dominick Azzolini – excused
	Jeffrey Magnusson – excused
	Robert Ruhle – present
Class I Member (Mayor’s Alternate):	Borough Administrator Christopher Eilert – present
Class II Member:	Zoning Officer Richard Pronti – excused
Class III Member:	Councilman Joseph DiMarco – excused
Class IV Alternate Members:	Michael Donato (Alternate #1) – present
	Anthony Iacovino (Alternate #2) – present
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer:	Brian Intindola, PE – present
Planner:	Ken Nelson, PP – excused

The minutes of the **June 11, 2019** meeting were approved on a motion by Trotter second by Eilert and a roll call of all members present voting yes.

Under new business the following applications were presented.

**2019-17A** Wood-Ridge Development, LLC  
Wesmont Station Redevelopment (Somerset C)  
Preliminary & Final Site Plan, Subdivision, Height Variance  
One Passaic Street 333/1.02 & 335/1

**Patrick McNamara** the applicant’s attorney stated there would be 5 professionals testifying this evening. The exhibits were mark in. The applicant is proposing to construct 152 stacked townhouses and 38 townhomes. They are seeking a variance for building height, where 45 feet is allowed and 46 feet is proposed. The other is the distance between buildings where 40 feet is required and 39.17 is proposed. A “public square” is also proposed, measuring 82’x195’.

**David Griffiths**, the applicant’s architect was sworn in. Additional exhibits were marked in. Mr. Giffiths reviewed exhibit A-17 which gives an overview of the style and size of the buildings. They are 3 level stacked townhomes with a garage. The units vary in size. The buildings are a wood frame on slab construction. They are using a vinyl siding, vinyl windows and a 30 year architectural single roof.

**Robert Zampolin** the applicant's architect was sworn in. He talked in more detail about the units. As stated this is a continuation of Wright Place. These units are a combination of four six-unit buildings, two five-unit buildings and a four-unit building. The cross slope is creating the variance height relief. There is an open floor plan.

**Patricia Ruskan** the applicant's engineer was sworn in. Additional exhibits were marked in, A-14- through A-21. A-18 the overall site plan was reviewed. Ms. Ruskan explained the site is the 10.42 acre in the southwestern portion of Wesmont Station. It is one of the last remaining vacant areas in the development. There are 2 types of development. The south side consists of 38 traditional town homes and on the northern portion of the development are the 152 stacked townhomes. Highland Ave will be landscaped with trees and shrubbery. Large planters would be placed between Innes Road and Marshall Lane so that only pedestrians and bicyclists could get through, not vehicles. This area is an extension of Somerset A & B developments, but this one has a cud-de-sac at the end. A "public square" will also be developed and dedicated to the Borough as a public park. They are asking for relief for the width of the sidewalk, applicant is proposing 4ft wide sidewalks whereas 5ft is required. There are some visitor parking throughout the development. There would be over 501 parking spaces in total for the development. Trash and recycling would be curbside pick-up. Landscape would be a combination of different trees throughout. There will also be planting along Burma Road. PSE&G prohibited planting near the overhead electric line that runs on the property line. There is a retaining wall separating the southern portion (townhomes) from the stacked townhomes. The grading plan and utility plan were reviewed. Storm water would be tied into the Marshall Lane sanitary sewer. A-21 the subdivision plan was reviewed. They are proposing to create 3 development lots, one right-of-way and 38 fee simple lots. As of now Eleanor Drive is a one way, but the applicant is proposing to make it a two way. They will have to refigure the angled parking. The applicant will comply with Neglia and Nelson's report. The board had two conditions to the landscape plan, the first is to increase the retaining wall to six feet and that it be a white vinyl style and the second is to incorporate the tree species called Leyland Cypress and be a minimum of 8ft high when planted. Parallel parking on Highland Avenue has been taken away.

**Dan Disario** the applicant's engineer was sworn in. The traffic study report (A-12) was reviewed. His conclusion of the study showed that out of the 190 proposed units during morning peak hours there would be about 20 vehicles entering and 70 leaving in an hour, a total of 90 trips. He explained more people leave for work in the morning, that's why the exiting is more. The opposite would be true for the evening. Most of the traffic would be oriented towards Passaic Street. The rest would be towards Highland Avenue. He stated there would not be any noticeable difference in the traffic pattern.

**Nicholas Graviano** the applicant's planner was sworn in. Mr. Graviano recapped that the applicant is seeking a variance for the distance between buildings, 40ft is required 39.17 is proposed, relief is needed for the height, 45ft is required but in some areas 47ft is proposed, and the sidewalk width, 5ft is required, 4ft is proposed and also the variance for the retaining wall. He stated that is project will help provide and promote the public health and safety and general welfare of the residents. Also, talked about the size and location of the beautiful park that is proposed. He also stated that the RSIS exceptions could be granted without detriment to the public safety.

**Administrator Eilert** stated that because this phase is closest to the existing residents the hours of operation would be strictly enforced, no Sunday's and Holiday's and on Saturday's construction would not start any earlier than 8:00 am and 7:00 am on Weekday's. The applicant agreed.

**Brian Intindola** of Neglia Engineering, the board's engineer requested an exhibit showing an outline of the cars parked in each garage for future reference. The applicant agreed.

Chairman Finke declared the hearing of citizens to be open to ask any questions to the professionals.

**Mr. Castner** resides at 230 Innes Road, he is the last house before the development. He was concerned with street parking overnight. He was told there is no overnight parking anywhere in Wood-Ridge. The retaining wall is 100ft from his home. His drain pipes will not be touched. Mr. Castner's other concern are the trees along Burma Road, many other residents in the audience had the same concerns.

A discussion ensued regarding the removal of trees near Highland Avenue. The Borough Administrator explained to the public that the Borough is planning on improving the landscaping and buffering in the Burma Road area from the utility lines.

**Mr. Kurz** resides at 248 Windsor Road. He was concerned with the building height and how much would the residents see from the top of the roof line from Burma Road. He would be looking into the 3<sup>rd</sup> floor windows, before the buffer. The residents do not want to see roof lines. The Borough will keep as many trees as possible, and all new landscaping will be planted. Cypress trees will be planted. Mrs. Kurz expressed her concerns regarding the trees also. Borough Administrator explained that PSE&G cleared out more trees than they should have, that will be rectified with the new landscaping, but they are waiting until the developer is finished with the retaining wall.

**Toni Lepore** resides at 228 Marlboro Road, the very last house. She wanted a definitive answer on how much would be missing from her view. That question cannot be answered. She stated she is 18 years old and grew up these trees and does not want to see them cut down.

**Louise Lanzerotti** resides at 167 Jocelyn Ave. She asked if this was the only hearing. Also concerned with the height of the buildings, and the double stack townhomes. Her backyard faces Highland Avenue and is very noisy. Her Cypress trees are dying. Highland Ave will be lined with trees. Asked if the size of the homes could be reduced.

**Ms. Bingman** resides at 250 Windsor Road. She too is very concerned with the trees and the buffer. The buffer would be about 25ft wide.

**Tammy Steinman** resides at 241 Windsor Road. She is concerned with the construction noise. She occasionally works from home and last year all she heard all day long and on Saturday's were dump trucks, banging and other construction noise. She too is very concerned regarding the trees and the environment.

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

**Mr. McNamara**, stated the applicant will do whatever they can within whatever the topography allows. He will work closely with the professionals to do whatever they can to preserve the trees and enhance the landscaping.

**Brian Intindola** stated that after all is said and done it will probably be the most buffered residential area in Wood-Ridge.

**Mr. Eilert** stated this is the last phase of the project. It has been going on for almost 20 years with much success, and we have two train stations on two different lines.

**Application 2019-17A** Wood-Ridge Development, LLC was approved on a motion by Eilert second by Trotter and a roll call of all members present voting yes with the condition of adding greenery on the south and west sides.

Member Iacovino recused himself from the hearing of Application 2019-15A.

**Application 2019-15A** Rocco Pasquinucci  
Subdivision – Corner of Rose and Fritsch  
11 Rose Street – 203/10

**Rocco Pasquinucci** was sworn in, he is the owner of the property. He explained to the board that he purchased the property next door to him with the intention of making improvements to the existing home. He found that it would be too costly to improve and decided to demolish the existing home and consolidated the two lots to make one. He is now looking to downsize and subdivide the lots and build a home on the new lot. His current home is 89x100, lot 11 and the empty corner lot 10 is 41x100. He would like to construct a 36ft wide home which would create the variance on the corner. The property is a corner lot and the applicant is requesting a side yard setback variance of 8ft on Fritsch Ave. from the 12ft setback that is required.

**William Stimmel**, the applicant's planner was sworn in. He testified that his applicant is proposing to subdivide the nonconforming lot but not at the location where the previous subdivision line had been. Exhibit A-6 and A-9 was reviewed. The proposed lot would be 50x100 with the proposed dwelling facing Rose Street. Facing the dwelling on Rose Street creates a side yard setback by 4ft. FAR is in compliance. Mr. Stimmel stated the variance is minimal and he feels the application could be granted without any detriment to the public good and the benefit would outweigh any detriment.

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

A discussion ensued regarding the corner side yard setback variance.

**Application 2019-15A** for a subdivision and 8ft side yard variance was approved by Eilert second by Donato with roll call of all members present voting yes with the exception of Finke voting no.

**2019-16A** 370 Route 17 Realty LLC (VIP Car Wash)  
Site Plan Approval – Car Detailing Building  
370 Rt 17N – 329/1&2

**Jeffrey Zen**, the applicant's attorney, stated the applicant is proposing to construct a 1960 square foot car detailing facility just south of the lot next to the car wash (lot 1). They are currently separate lots and would like to keep them as 2. Exhibits were marked in. The applicant would submit a separate application for signage.

**Aref Abuhadba** was sworn in, he is the manager of the property. The entity owns both lots 1&2. There are 10-12 employees, they car pool or take the bus to work. Lot 1 proposes to have 6 parking spaces and 4 detailing bays. The facility will not service the public, dealers only. Summer hours would be 8am-7pm and winter would be 8am-6pm. The car wash and detail center will operate separately. A cross access easement shall be provided for parking and access drives between the 2 lots. The applicant will comply with the professional's requests. As part of the conditions to the application the banners would be taken in at night and the auto detailing would service dealers only.

**Omar Elsherif**, the applicant's engineer was sworn in. He described the improvements to the proposed lot. The common entrance is being modified. Exhibit A-6 was reviewed. The lighting plan was discussed. The 3 variances were reviewed. The applicant would comply with the storm water runoff guidelines.

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

**Brian Intindola**, the Board's engineer asked the applicant to copy Neglia Engineering on the NJDOT application so they can review it.

**Application 2019-16A** 370 Route 17 Realty LLC T/A VIP Car Wash was approved on a motion by Ruhle second by Trotter and a roll call of all members present voting yes.

Also Under new business, the following Ordinances were approved for recommendation.

#### **2019-8 AN ORDINANCE AMENDING SECTION 530-32 OF CHAPTER 530 ENTITLED WALLS AND FENCES**

Bond Ordinance 2019-8 was moved to recommend to Mayor and Council the adoption of BO 2019-8 on a motion by Donato, second by Iacovino and a roll call of all members present voting yes.

**BOND ORDINANCE 2019-9**

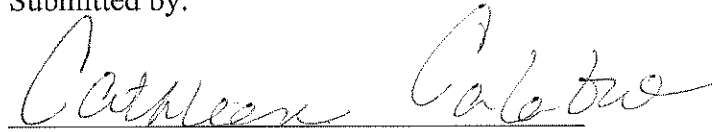
BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE 2019 ROAD RESURFACING PROGRAM IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$2,350,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Bond Ordinance 2019-9 was moved to recommend to Mayor and Council the adoption of BO 2019-9 on a motion by Trotter, second by Ruhle and a roll call of all members present voting yes.

The next meeting is scheduled for September 10, 2019.

With no other business before the board, the meeting was adjourned at 9:10 pm.

Submitted by:



Cathleen Calabro, Land Use Board Secretary



Date