

Borough of Wood-Ridge Land Use Board

Minutes of the October 1, 2019 Meeting

Wood-Ridge Municipal Building Council Chamber

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

Class IV Members:	Chairman Frank Finke – excused 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 (Alt. #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 **July 2, 2019** meeting were approved on a motion by Eilert second by Donato and a roll call of all members present voting yes except Azzolini and Pronti who abstained.

The minutes of the **July 31, 2019** special meeting were approved on a motion by Eilert second by Donato and a roll call of all members present voting yes except Braid, Magnusson, Azzolini, and Ruhle who abstained.

Under new business the following application was presented.

**2019-18A Duke Realty
5 Ethel Boulevard
229.02/4
Tenant Space Occupancy “B”/Minor Site Plan Approval**

Reginald Jenkins, Jr. the applicant’s attorney presented the application. The applicant previously received planning approval for the 193,000 sq ft. warehouse that was divided into 2 separate sections referred to as Tenant A and Tenant B. The applicant is seeking general approval for the Tenant B section of the warehouse which is about 69,000 sq. ft. Currently there is not a tenant in place. The reason the applicant is seeking general approval is to make the process quicker and easier for the impending tenant. The incoming tenant would be a permitted use and would comply with all the Borough requirements.

Michael Davis is the senior development manager of Duke Realty. He was sworn in. He stated his difficulties with incoming applicants. The applicant received 4 letters of intent who wanted the remaining 69,000 sq. ft. but they were unable to meet their timing needs with the planning board process. He stated the new tenant would be a permitted use and follow all the site plan requirements.

Steven Cattani, the applicants engineer was sworn in. He stated Tenant A is in the western portion of the warehouse and this application is for the Eastern side. The only proposed change would be maybe to add a fence to demark between the 2 loading and parking areas.

Brian Intindola of Neglia Engineering had no issues with the traffic flow.

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

Board's attorney advised the applicant that the borough is going to issue a non-residential development fee in connection with this application pursuant to Borough Ordinance 264-11. Any CO issued would be temporary until the NRDF is satisfied. The exhibits were marked in.

Application 2019-18A Duke Realty was approved on a motion by Eilert stating with all the conditions that have already been specified second by Ruhle, and a roll call of all members present voting yes.

With no other business before the board, the meeting was adjourned at 7:21 pm.

Submitted by:

Cathleen Calabro, Land Use Board Secretary

Date