

Borough of Wood-Ridge Land Use Board

Minutes of the March 3, 2020 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 – excused
	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 – excused
Class III Member:	Councilman Joseph DiMarco – present
Class IV Alternate Members:	Michael Donato (Alternate #1) – present
	Anthony Iacovino (Alt. #2) – present
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE – present

The minutes of the **February 4, 2020** meeting were approved on a motion by Trotter second by Donato and a roll call of all members present voting yes except Magnusson, Azzolini, Iacovino and Eilert who abstained.

Under New Business the following applications were presented:

**2020-23A** Wesmont Station Somerset Development F  
1 Passaic Street Block 333/1.02  
Preliminary/Final Major Site Plan Approval

**Patrick McNamara** the applicant’s attorney stated they are here this evening for what is the last of the main phases of the redevelopment area.  
The exhibits were marked in.

**Bruce Englebaugh** the applicant’s architect was sworn in. Exhibit A-15 colorized versions of exhibit A-7 architectural renderings were handed out. Exhibit A-16 was marked in and reviewed. The roof plan was discussed. The retail space will be located on the lower level on the corner. Exhibit A-15 concept building plan was reviewed.

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

**Brian Liebeskind** the applicant's Engineer was sworn in. Exhibit A-17 was marked in and discussed. This is the miniaturized version of the site plan sheets that were previously submitted and the area in green is the subject of this application. He stated of the nine sections listed on the plan, eight have been approved by our board. Of those, they are either under construction and or occupied. This application is Somerset F Development, the last undeveloped area of the overall project. It is located in the southeast corner along Passaic Street. Somerset F illustrative landscape plan, LS-1 dated 12/23/2019 was reviewed. He explained the project consists of one mixed use building, with a total of 295 residential units and 2800 square feet of retail space facing Wesmont Drive. Along Passaic Street there is a secondary entrance for vehicles, that is a right in/right out entrance. It will be a 20ft wide two-way driveway which includes an island to prevent left turns. The building includes 484 parking spaces for the residential units. There would be a gate entry along Passaic Street and along the Wesmont side. The stormwater is consistent with the overall stormwater management plan. They will work with our Fire Department to discuss if any additional fire hydrants are needed. The applicant will comply with Neglia's report.

**Mr. Chandless** is Hasbrouck Heights Borough Attorney. He asked what the distance is from the corner of the building to the Hasbrouck Heights Borough line. He was advised 80ft.

**Faith Armonaitis** resides at 191 Old Field in Hasbrouck Heights. She was concerned with the two lanes on Passaic Street. That will remain the same. She was also asking about the left turn out. The traffic consultant will address the questions.

**Mr. Chandless** also asked about the two lanes.

**Karl Pehnke** the applicants traffic engineer was sworn in. Exhibit A-12 the traffic study was discussed. He stated the primary access is from Wesmont Drive. The traffic calculations are in accordance with the original anticipated access designed for the overall project. The right in/right out was discussed. A left turn will be restricted. They will comply with the Fire Department and EMS.

**Russell LaPari** is a councilman of Hasbrouck Heights. He is concerned with the impact around five and six o'clock and the back up of cars affecting the residents. The applicant stated they have made sure the traffic light does not create backups and can handle the traffic system.

**Nicholas Graviano** the applicant's planner was sworn in. He stated this property is known as Block 222, Lot 1.02. The applicant is requesting a preliminary and final site plan approval for the construction of a five-story mixed use building. He stated the applicant conforms to all the required setbacks, height requirements, building coverage and off-street parking requirements. The applicant is providing approximately 30 percent of green space that will create a nice landscape. The applicant is requesting a design waiver for the minimum 5ft width of the sidewalk. The waiver on the sidewalk is for within Wesmont, the sidewalk along Passaic Street will be in code.

**Chairman Finke** declared the hearing of citizens to be open.

**Robert Riccardella**, 39 Wesmont Drive is the president of the HOA at Wesmont. They are in support of the application.

**Ken Schulz** first assistant chief, of the Wood-Ridge Fire Department was sworn in. Their concerns have been addressed and are in support of the application.

**Brian Intindola** the boards engineer was sworn in. He stated the applicant is meeting all our conditions of our letter. It was discussed that the circle at the main entrance be moved out a little bit in the catty-corner area. This would make it more accommodating to emergency vehicles. He also noted modifications to widen Wesmont Drive to increase the lane widths and turning radii from Passaic Street. Mr. Intindola stated the applicant meets their engineering needs.

The entrances and parking of the building were discussed. The sidewalks into Hasbrouck Heights was also addressed.

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

**Application 2020-23A Somerset F** was approved on a motion by Eilert stating that this project has been successful and working with this developer has been a positive experience, second by Trotter, and a roll call of all members present voting yes.

**Application 2020-24A**  
Borough of Wood-Ridge  
Passaic Street, Block 320 Lot 1.03 Zoning 15C  
Minor Subdivision Approval

The Borough Administrator referred to the site survey for his testimony of the application. The property that we are going to discuss is the parking lot at the Wesmont Station Train Station. He stated that the proposal is to permit the subdivision of the property to create the Buffer Strip. The buffer strip will be maintained by the Borough and will serve as a buffer between the adjacent homes of Jocelyn Avenue and the Wesmont Station parking lot and permit the Borough to expand the Harry T. Bowman Park.

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

**Application 2020-24A** Borough of Wood-Ridge was approved on a motion by DiMarco, second by Magnusson and a roll call of all members present voting yes.

Under new business, the following Resolution was approved.

**Resolution 2019-21AR** Anthony Guerriero was approved on a motion by DiMarco second by Donato and a roll call of everyone who voted in favor of the application.

**Application 2020-22A** Artur Myrto was carried from last month. The applicant has not submitted adequate notice.

Roll call of who has taken the Basic Course in Land Use Law and Planning.

Trotter yes, DiMarco n/a, Braid absent, Magnusson yes, Azzolini no, Ruhle yes, Donato yes, Iacovino no, Eilert yes, Pronti yes, Finke yes.

With no other business before the board, the meeting was adjourned at 8:39 pm.

Submitted by:

Cathleen Calabro  
Cathleen Calabro, Land Use Board Secretary

3-27-2020  
Date