

Borough of Wood-Ridge Land Use Board

Minutes of August 2, 2022

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:03 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 – excused
	Dominick Azzolini – excused
	Jeffrey Magnusson – present
	Robert Ruhle – excused
	Michael Donato - 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:	Anthony Iacovino (Alt. #1) – present-via phone
	Christopher J. Inserra (Alt #2)-present-via phone
	Omid S. Irani, Esq. (Alternate #3) present
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE – present

Omid S. Irani was sworn in as Alternate #3.

The minutes of the **July 12, 2022** meeting were approved on a motion by Magnusson second by Donato and a roll call of all members present voting yes except Irani and Finke who abstained.

Member Eilert stepped down from this application because of his Class IV status.

2022-43A Transformation Life Church

190 Valley Blvd 293/16

Expansion of Non-Conforming Use.

James Delia, the applicant’s attorney stated they do not have any more testimony to present, however they do have some stipulations based on the borough’s encouragement. They have added a dozen parking spaces proposed to the front yard area, which will reduce the number of cars on the street. The applicant will coordinate with Neglia Engineering’s office to provide any landscape and drainage that will go along with that amendment to the plan. They also stipulate to a total number of 80 pupils enrolled, reduced from the original proposed of 120. The applicant will have to get that approved from the state. The applicant is putting together a protocol for drop-off and pick-up that will be consistent with their testimony and then given out to the parents for their information on where to park in the future.

The applicant is asking the board for permission to continue to use the second floor with the present enrollment for use of flexibility with both floors.

The board's attorney Mr. Salerno clarified that the applicant will provide a protocol for a designated drop-off and pick-up area, and that will be done with the recommendations of the Wood-Ridge Police Department /Traffic Safety Officer. The other clarification is to work with Neglia with the drainage and landscaping of the new parking lot.

The board's Engineer, Brian Intindola stated the entrance to the parking lot is going to be on the Wood-Ridge Ave side of the church. He also stated the parking lot is a good compromise.

The applicant is meeting all the board's requests that were discussed at the prior meetings.

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 2022-43A was approved on a motion by Magnusson with the stipulations and conditions set forth on the record, second by Donato, and a roll call of all members present voting yes except Irani who abstained.

Members Iacovino and Inserra left the meeting.

2022-47A SEI Carlstadt - T/A BOLT (Tenant)
701 12th WR/Carlstadt
Request for new business

Marc Leibman, the applicant's attorney stated the warehouse was approved in 2018 for a site plan approval. The proposed tenant, Bolt Technologies is seeking approval. The exhibits were marked in.

D.J. Libby was sworn in. He is an authorized representative of Bolt Technologies, the proposed tenant. The operation is going to be utilized as warehouse space and the distribution of furniture. The applicant submitted a Standard Operations Memo which was marked as exhibit A-5. The applicant will follow that memo. There will be no construction changes.

Ronald Lezott was sworn in. He is the applicant's Engineer. He submitted an As-Build Plan marked as exhibit A-4. The warehouse as approved is 64,080 sq. ft. that included a 4500 sq. ft. mezzanine. Bolt is the sole tenant, they will be occupying the entire warehouse.

Brian Intindola, the board's engineer has no concerns with the application other than that they went through a lot to get the sanitary hooked up on this project. The applicant was originally approved for the possibility of two tenants.

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 2022-47A was approved on a motion by Donato, second by Magnusson, and a roll call of all members present voting yes.

Also Under New Business the following Resolution was approved:

Resolution 2022-47AR was approved on a motion by Magnusson by second by Donato and a roll call of all members present voting yes.

The Board's next meeting is scheduled for October 4, 2022.

With no other business before the board, the meeting was adjourned at 7:22 pm.

Submitted by:


Cathleen Calabro
Cathleen Calabro, Land Use Board Secretary


10-4-22
Date