

**MINUTES**  
**Regular Meeting**  
**April 22, 2009**

**Regular Meeting Wood-Ridge Planning Board**  
**The meeting was called to order at 7:05 p.m. with the**  
**Pledge of Allegiance led by Vice Chairman Clemente.**

SUNSHINE NOTICE:

Chairman Finke read:

"This meeting is being held in accordance with Public Meeting Law 1975 Chapter 231 and the requirements of the law met by publishing in the Wood-Ridge Independent, The Record, and The Herald News and posted on the bulletin board in the Municipal Building and filed with the Borough Clerk."

ROLL CALL:            Attendance

**Present:** Kevin Trotter, Nick Riccardella, Renata Helstoski, Rich Carbonaro, Paul Clemente, Frank Finke

**Absent:** Frank Materia, Debra Gentile, Mark Stellato, Chris Eilert

Attorney: Gary Cucchiara

**Application 2009-3**

David Fishman/Golden Opportunity, Inc.  
Change in Tenancy  
150 South Main St. Blk 320/1

Robert Pacht, Esq., the attorney for the applicant, presented the application. All the exhibits were marked in. Mr. Pacht advised the board that the applicant had to notice the abutting towns. He still needs to submit the affidavit of service which he will mail to the secretary. The applicant proposes to open an appliance reconditioning and packaging warehouse. There will be no use of hazardous materials. There is parking for approximately 70 parking spaces and about 25-40 employees working one shift. Most employees are dropped off or use public transportation. Hours of operation are 8-5:30 pm. The applicant was not in

attendance. There is adequate lighting in the parking lot. The applicant is leasing this space and landlord is responsible for the exterior of the premises. This will be a light industrial use and 100,000 square feet will be leased. The reports were reviewed. The entrance of the property is on South Main Street. There is a container on the property for waste and is picked up once a week.

Chairman Finke opened the floor to any citizens wishing to be heard.

NONE

Chairman Finke declared the Hearing of Citizens closed.

The board wanted to know who was responsible for the debris on the property, the applicant or the landlord. The applicant's attorney will look at the lease and determine who is responsible for the debris and will notify his client. A new sign will be installed. The loading docks are not being updated at this time. The board requested a site plan to clarify the exact location of the space being leased.

**Motion:** Member Clemente seconded by Councilman Carbonaro moved to approve the above application with stipulations regarding the floor plan layout, lighting and landscape responsibility, and the new sign.

**Discussion:** If there is any construction on the exterior of the building a site plan would be required.

**Rollcall:** Trotter yes, Carbonaro yes, Helstoski yes, Materia absent, Gentile absent, Riccardella yes, Stellato absent, Eilert absent, Clemente yes, Finke yes.

**Board Attorney read the following resolution;**

**Application 2009-2** Thomas Feliciano/Mini Munchkins  
Change in Tenancy/site plan required  
255 Valley Boulevard Blk 312/13&14

**Motion:** Councilman Carbonaro seconded by Member Riccardella moved to approve the above resolution.

**Rollcall:** Trotter abstained, Carbonaro yes, Helstoski abstained, Materia absent, Gentile absent, Riccardella yes, Stellato absent, Eilert absent, Clemente yes, Finke abstained.

Presentation from Ventron/Vesicol Superfund Site.

They are updating the board of the remedial construction work located on Ethel Boulevard.

Chris Greene, the Project Manager conducted the presentation.

The property has mercury contamination and they will be excavating the soil and disposing of it at a site in Canada. The job should be completed by summer of 2011. A lengthy discussion ensued.

**Board Attorney read the following resolution;**

**Application 2009-4** Valley National Bank  
207-209 Hackensack Street - Block 298/lot 5&6  
Change in Ownership/Tenancy/Site Plan Approval

**Motion:** Councilman Carbonaro seconded by Member Trotter moved to approve the above resolution.

**Rollcall:** Trotter yes, Carbonaro yes, Helstoski abstained, Materia absent, Gentile absent, Riccardella yes, Stellato absent, Eilert absent, Clemente yes, Finke abstained.

**Amendment of Ordinance #2003-6 -Redevelopment Plan with regard to signage.**

The Board is required to review the ordinance and issue a report when there are changes to zoning regulations or a development regulation to Mayor and Council. This Ordinance has not been introduced yet. If Mayor and Council changes the ordinance substantially then the Planning Board will review the ordinance again.

**Motion:** Member Clemente seconded by Councilman Carbonaro moved to recommend the amendment to Ordinance 2003-6, subject to clarification with regard to the size of the signs, as provided in Section 3 (b) and (c) in the ordinance.

**Rollcall:** Trotter yes, Carbonaro yes, Helstoski yes, Materia absent, Gentile absent, Riccardella yes, Stellato absent, Eilert absent, Clemente yes, Finke yes.

**Approval of Minutes:**

**Motion:** Member Clemente seconded by Councilman Carbonaro moved to approve the minutes for March 25, 2009.

Discussion: NONE

**Rollcall:** Trotter yes, Carbonaro yes, Helstoski abstained, Materia absent, Gentile absent, Riccardella yes, Stellato absent, Eilert absent, Clemente yes, Finke abstained.

**COAH Filing.**

Ken Nelson, The Board's Planner, updated the board regarding COAH. He advised that all paperwork was submitted by the deadline and COAH considered the petition complete. The next phase is a 45 day period from when it was noticed in the paper, where anyone can challenge our plan. It was notified on April 9, 2009. If there is no challenge then the town can move forward.

**E-mail Communications with Board Members.**

Correspondence to board members from the board secretary by e-mail was discussed. Councilman Carbonaro will advise of a person who will be able to fix this issue. Neglia Engineering and Nelson Consultant will send their reports directly to the members. The secretary will mail all correspondence until the e-mail issue is corrected.

CMS Automotive Corp. 2008-03 Ron Mercier, the owner of the property, has resolved the fence issue.

Adjourn 9:00 pm.

Respectfully submitted,

Cathleen Calabro