

MINUTES
Regular Meeting
March 25, 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:

Vice Chairman Clemente 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, Frank Matera, Rich Carbonaro, Debra Gentile, Mark Stellato, Paul Clemente

Absent: Renata Helstoski, Chris Eilert, Frank Finke

Attorney: Gary Cucchiara

Nicholas Riccardella was sworn in as a Class IV Member to fill unexpired term until 12/09.

The following item was carried over from the February meeting.

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

Member Trotter did not attend last month's meeting for the hearing of this application. Therefore, he WAS unable to participate.

David Crook, the applicant's attorney, marked in a few more exhibits. He reviewed the reports, and stated that Mayor and Council will consider a drop off spot on the Boulevard. He wanted to be clear that the 15 minute drop off spot would be opened to all residents not just for Mini Munchkins. The applicant will purchase 5 business parking permits for his

employees, and will instruct them to park on Marlboro Road. State regulations require the applicant to be up to code with regards to the Fire Department. Councilman Carbonaro advised the board that Mayor and Council did change the parking limit for the stores further north to a 15 minute zone, so as to keep the flow of traffic moving, and does not foresee any issue regarding this application. There is council meeting on April 7th.

Vice Chairman Clemente opened the floor to any citizens wishing to be heard.

NONE

Vice Chairman Clemente declared the Hearing of Citizens closed.

Motion: Councilman Carbonaro seconded by Member Gentile moved to approve the above application contingent upon the parking ordinance be changed to a 15 minute drop off zone and comply with all stipulations discussed.

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

Application 2009-3 ADJOURNED TO APRIL 22ND MEETING

David Fishman/Golden Opportunity, Inc.

Change in Tenancy

150 South Main St. Blk 320/1

Application 2009-4 Valley National Bank

207-209 Hackensack Street - Block 298/lot 5&6

Change in Ownership/Tenancy/Site Plan Approval

Member Materia wanted it cleared that he would be able to hear the application. His company does business with Valley National Bank, he was advised as long as he has no personal or financial interest in the application he would be able to hear it. The applicant had no objection to Member Materia hearing the application.

Thomas Benedetti, the attorney for Valley National Bank, Michael Gabriel, Director of Real Estate for Valley National Bank, and Salvatore Corvino, CSR Associates, the Architect and Planner who prepared the site plan, were all present.

The exhibits were marked in.

Mr. Corvino was sworn in. The applicant proposes to remove the existing pharmacy, and construct a small addition for a street level ATM and provide a new lobby entrance for the bank. By doing so, they would provide a new handicap ramp and the rest of the area would be landscaped. They would eliminate one parking space to accommodate for two handicap spaces. The basement would remain the same. The second floor offices would remain the same. The drive-through would remain the same and the canopy would be repaired. The property faces three streets; Hackensack Street, Columbia Boulevard and Highland Avenue. The existing entrance would remain the same but it would be a secondary entrance. The three spaces in front of the existing pharmacy would be landscaped. The ATM would be outside. All new windows would be replaced and the brick would be matched. The plans and the reports of the professionals were reviewed. Item number 9 on the engineers report, regarding storm drainage, would not be impacted. The applicant would keep the property as 2 lots.

Michael Gabriel was sworn in.

Hours of operation would be Monday through Friday 8am-5pm, Saturdays 9am-1pm, and no Sunday hours. There would be about 5-7 employees, 4 Tellers and 2 CSR's. The new sign will comply with the national electric code.

Vice Chairman Clemente opened the floor to any citizens wishing to be heard.

NONE

Vice Chairman Clemente declared the Hearing of Citizens closed.

Motion: Councilman Carbonaro seconded by Member Stellato moved to approve the above application.

Discussion: NONE

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

Board Attorney read the following resolution;

Application 2009-1 Excellent Tailoring/John Abaci-Change in Tenancy.

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

Discussion: NONE

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

Approval of Minutes:

Motion: Member Stellato seconded by Member Gentile moved to approve the minutes for February 25, 2009.

Discussion: NONE

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

Ken Nelson, The Board's Planner, reviewed the COAH report.

Discussion regarding the secretary's communication to the members. Some of the members cannot open the secretary's attachments. It was decided to go back to the mailing of packets until this e-mail issue is resolved.

Motion: Member Stellato seconded by Member Gentile moved to resume back to mailing out packets instead of correspondence through e-mail.

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

Adjourn 8:07 pm.

Respectfully submitted,

Cathleen Calabro