

MINUTES
September 22, 2010

Regular Meeting Wood-Ridge Planning Board
The meeting was called to order at 7:03 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, Edward Marino, Nick Riccardella, Debra Gentile, Paul Clemente, Mark Stellato

Absent: Frank Materia, Renata Helstoski, Jeffrey Magnusson, Chris Eilert, Frank Finke

Attorney: Gary Cucchiara

Application 2010-4 (adjourned from July meeting)
Anthony Trano
Bergen Concrete - 128 Berger Street
250/3.01-6.02 minor site plan approval/design waivers

Frank Migliorino, Esq., the attorney for the applicant, presented the application. The exhibits were marked in. Anthony Trano was sworn in, he resides in Moonachie, NJ, and explained the nature of the business. It is a concrete drilling business, they drill holes in concrete for high rise buildings. His men gather all their tools at the warehouse and conduct all the business off site. Box and dump trucks are used for the transportation of materials. The second floor addition is strictly for offices. Three full time employees would be utilizing the upstairs. Hours of operation would be 7 am until 3:30 pm Monday through Friday some Saturdays. The office is needed upstairs to conduct the business properly. The applicant testified that he would accommodate any of the neighbors' requests such as fencing and shrubs. A discussion ensued

regarding the details of the application. The only deliveries would be from UPS or Fed Ex, no tractor trailers. Parking would be confined to the applicant's property.

Cesar Padilla, the applicant's architect was sworn in. The applicant is proposing to add a second floor addition on the existing building matching the existing foot print. The second floor would be used for offices. It would be for commercial use. The existing building is 14' high after the addition it would stand 30' high to the peak. The applicant would make the building aesthetically pleasing to the eye. The side of the building would be brick all the way up. The offices would not be sublet.

David Fantina, the applicant's Engineer, testified there would be little change to the site. The building would be made and larger and more attractive. The engineer would agree to comply with Neglia's report and all the board's requirements.

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

Mary Jean Gotha - 674 Anderson Ave. has concerns with the noise and the odor. She said they start operation at 6:00 am and the machines they use are extremely loud and the debris is blowing in the streets, and the trucks are idling. She has called the police department several times to no avail. They are parking their cars in the street.

Joe Mongelli - he is part owner of the company he runs the day to day operations. He responded to the comments made by Ms. Gotha and explained the noise is from the trucks starting up for the day and they were power washing the parking lot. There are no toxic smells. Cars parked in the street were discussed.

Frank Migliorino expressed to the resident that the applicant will do whatever it takes to make this a pleasurable transition.

Vice Chairman Clemente declared the Hearing of Citizens closed.

The sign from the DEP would be posted stating the 3 minute idling law.

Motion: Member Riccardella seconded by Member Stellato moved to approve the above application subject to all conditions stipulated to on record.

Discussion: NONE

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

Board Attorney read the following Resolution -

Application 2010-3 DiFresco Construction

357 Union Ave 236/16

Subdivision w/ variances

Motion: Member Gentile seconded by Member Trotter moved to approve the above resolution

Discussion: NONE

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

Approval of Minutes:

Motion: Member Gentile seconded by Member Trotter moved to approve the minutes of July 28, 2010.

Discussion: NONE

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

The board suggested the secretary implement a check list for the members in order to keep track of all the correspondence.

Next meeting is scheduled for October 27, 2010.

Adjourn 8:30 pm.

Respectfully submitted,

Cathleen Calabro