

**MINUTES**  
**Re-Organization**  
**January 27, 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 Chairman Finke.**

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, Edward Marino, Debra Gentile, Jeffrey Magnusson, Chris Eilert, Paul Clemente, Frank Finke

**Absent:** Renata Helstoski, Frank Materia, Mark Stellato

Attorney: Gary Cucchiara

Chairman Finke introduced the board's newest members Edward Marino, Councilman, and Jeffrey Magnusson, Alt #2.

**Motion:** Member Eilert seconded by Member Clemente moved to nominate Frank Finke as Chairman of the Planning Board.

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

Chairman Finke thanked the members for his reappointment.

**Motion:** Member Eilert seconded by Member Gentile moved to nominate Paul Clemente as Vice Chairman of the Planning Board.

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

**Motion:** Member Eilert seconded by Member Clemente moved to appoint Cathleen Calabro as the Board's Secretary.

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

Board Secretary thanked the members.

**Motion:** Member Eilert seconded by Member Clemente moved to appoint Gary Cucchiara as the Board's Attorney.

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

Board Attorney thanked the members.

**Motion:** Member Eilert seconded by Member Clemente moved to appoint Ken Nelson as the Board's Planning Consultant.

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

**Motion:** Member Eilert seconded by Member Clemente moved to appoint Neglia Engineering Associates as the Board's Engineer.

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

**Approval of Minutes:**

**Motion:** Member Clemente seconded by Member Riccardella moved to approve the minutes for December 16, 2009.

Discussion: NONE

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

A brief discussion was held regarding the developer's agreement for Aref Abuhadba's Car Wash application 2006-02. Mayor and Council approved the agreement. The application requires a road opening permit because it is located on a state highway and therefore the permit must be obtained by the state. All parties are in agreement.

Ken Nelson discussed COAH. The Board Attorney and Planner will be meeting with the COAH staff on January 28, 2010 to show them the municipality. They will be showing them properties other than Curtiss Wright that could accommodate redevelopment.

#### **Application 2010-1 Manzo Organization**

177 Valley Blvd Blk 273/14

Major Site Plan Approval/Variations.

Vice Chairman Clemente presided over the hearing since Chairman Finke had a conflict. The application was deemed complete by the Board Attorney. An exhibit list was submitted by the applicant, and other exhibits were marked in.

Richard Allen, the applicant's attorney, described the application. The applicant proposes to remove the Valero Gas Station and replace it with a 2 story building, the first floor anticipated to be a bank. The bank is unknown at this time. If a bank is not found it would have to be a permitted use, of office or retail, fast food is not a permitted use. The second floor would be designed for general offices. The proposed use conforms with the appropriate ordinances. Site plan approval is required.

Mr. Robert Ring was sworn in. He is a licensed architect. He has designed over a dozen banks this year. He explained the building would be a basic bank layout with a drive up window. The exterior of the building would be brick and stone. He explained the overall project to the board and addressed the exhibits. There would be landscaping along the outer property, the trash would be taken away by an outside vendor. There would be no glare beyond property from the security lighting for the ATM. The main driveway would be on Valley Boulevard with the side driveway exiting to Wood-Ridge Avenue.

The reports of the professionals were reviewed. The applicant stated that it will comply with all reports and make any

necessary changes such as the monument sign, which would be reduced in size.

Board member Chris Eilert requested that Wood-Ridge Avenue be a "Right Turn Only", and for applicant to comply with our streetscape sidewalk program up to North Avenue. The applicant agreed to comply with anything the Borough is asking. He also asked when the gas station would cease to operate.

Craig Roper applicant's project manager and Frank Oliver applicant's senior member partner were sworn in. Following a discussion with the board, applicant stipulated that if the application is approved, the ancillary operation at the gas station would be eliminated within 90 days of approval of the Board's resolution.

Vice Chairman Clemente opened the floor to the Hearing of Citizens anyone wishing to be heard.

**Frank Cozzarelli**, an attorney, appeared for Michael and Margaret Zampardi, owners of 400 Columbia Boulevard. They were concerned with the height of the plants in the back, the air conditioning units on roof, and the basement being used for another tenant. The applicant would accommodate their requests.

Vice Chairman Clemente declared the Hearing of Citizens closed.

**Motion:** Member Eilert seconded by Member Trotter moved to approve the above application subject to the stipulated conditions.

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

**Adjourn 8:55 pm.**

Respectfully submitted,

Cathleen Calabro