

MINUTES
June 16, 2010

Regular Meeting Wood-Ridge Planning Board
The meeting was called to order at 7:02 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, Edward Marino, Renata Helstoski
Jeffrey Magnusson, Paul Clemente, Frank Finke

Absent: Nick Riccardella, Frank Materia, Debra Gentile,
Mark Stellato, Chris Eilert

Attorney: Donovan Bezer

Application 2010-2 Cosa Marble Co.
1 Donna Drive 208/25
Change in Tenancy/Site Plan Approval

Marla Wolfe-Taus, Esq., the attorney for the applicant, presented the application. The applicant proposes to use the property for warehousing and wholesale distributing, there would be no retail or wholesale business conducted. The operation would involve storage and distribution. All the exhibits were marked in. Arthur Eshaghpour was sworn in. He is the founder of the company that he started 20 years ago. He imports natural stone and then sells to retail stores. Hours of operation would be Monday through Friday from 8:30 am until 5:30 pm approximately, no weekends. There are 7 employees to date; about 15 deliveries per week and about 20-30 pick-ups per day. There would be some interior structural changes. He proposes to install a crane to

safely handle the slabs of stone. The reports were reviewed and the applicant agreed to comply with all the stipulations.

Ghusklel Patel, a licensed engineer was sworn in. Described the changes to the roof to support the crane.

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

Joseph Massa 22 Donna Drive he has several concerns; stone cutting on the premises, employees parking in front of his house; trucks using their lawns to back up and the trucks idling after 8:00 pm.

Joe Basciano 30 Donna Drive he is also concerned with truck idling. There is a sign stipulating no idling.

The applicant agreed to be respectful to all the surrounding residents and assured the residents that there would be no cutting of stone.

Chairman Finke declared the Hearing of Citizens closed.

The professionals addressed their concerns. The applicant would comply with their requirements. The board was most concerned with the trailers using the resident's lawn to maneuver their trucks and the amount of time for pick up and deliveries.

Motion: Member Trotter seconded by Member Clemente moved to approve the above application with noted stipulations.

Discussion: NONE

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

Approval of Minutes:

Motion: Member Clemente seconded by Member Trotter moved to approve the minutes of May 19, 2010.

Discussion: NONE

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

Manzo Organization would have been heard this evening however they did not notice in time, they will be at the July meeting for an amended resolution.

Board Secretary handed out an application for a subdivision on Union Ave to be heard at the July meeting.

Overlay map is not ready for review. COAH is at a stand still.

The board will have a meeting in July and August.

Adjourn 7:50 pm.

Respectfully submitted,

Cathleen Calabro