

WOODLAND PARK  
BOARD OF ADJUSTMENT MINUTES  
March 28, 2016

MEETING CALLED TO ORDER AT 7:35 P.M. by Chairwoman Patterson.

OPEN PUBLIC MEETING LAW: THIS MEETING IS CALLED TO ORDER PURSUANT TO THE NEW JERSEY OPEN PUBLIC MEETING LAW, AND AS STATED IN NOTICES OF THE TIME, PLACE AND DATE PUBLICIZED IN ACCORDANCE WITH THE STATUTE. IT WAS INCLUDED IN A LIST OF MEETINGS FORWARDED TO THE HERALD NEWS AND THE RECORD AS REQUIRED NOTICES. IN ADDITION, THIS LIST HAS BEEN POSTED IN A PUBLIC PLACE BY THE BOROUGH CLERK, AND A COPY OF THIS HAS BEEN FILED IN HIS OFFICE FOR PUBLIC INSPECTION. PROPER NOTICE HAVING BEEN GIVEN, THIS MEETING IS CALLED TO ORDER AND THE CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THE MEETING.

MEMBERS IN ATTENDANCE: RUTH PATTERSON, RUSSEL JUZDAN, BRIAN HOLLAND, JOSEPH PASCRELL, ROBERT GITHENS, STEVE FAZIO, FRANCIE JOSEPH KEATING, TIM BARGIEL AND SEAN LIJOI

ALSO PRESENT –JOE WENZEL FOR JOHN FIORELLO, BOARD ATTORNEY  
THOMAS LEMANOWICZ – BOARD PLANNER  
THOMAS SOLFARO – BOARD ENGINEER

FLAG SALUTE

A motion to approve the minutes of January 25, 2016 was made by Mr. Githens, second by Mr. Pascrell and approved.

**RESOLUTION**

Docket # 14-07 – N. MARINO – 199 BROWERTOWN RD. – BLOCK 60.01 LOTS 7 & 8 -  
USE VARIANCE – Application is hereby memorialized on 3/28/16

Chairwoman Patterson noted that Mr. Wenzel was sitting in for Mr. Fiorello who is recuperating from an illness. She wished him a speedy recovery.

**ORDER OF BUSINESS**

DOCKET # 16-01 – J. SCHWARTZ – 350 BROWERTOWN RD. – BLOCK 122 LOT 10 & 10.02 –  
APPEAL OF ZONING OFFICER’S DETERMINATION REGARDING CERTIFICATE OF NON-  
CONFORMITY. Applicant has requested the application be carried until the April 25, 2016 meeting  
and has waived time restraints.

DOCKET # 16-02 – 1265 MCBRIDE AVE., LLC – 1265 MCBRIDE AVE. – BLOCK 121 LOTS  
1.01, 2, 3, 5 & 5.01 – PRELIMINARY & FINAL SITE PLAN/USE & BULK VARIANCES

Richard Briigliodoro, attorney for applicant, said the property is located at McBride Ave. and Lackawanna Ave. and is approximately 3 ½ acres. Mr. O'Beirne, his client, and other business owners in the complex are all passionate about the Borough and love being here so they are looking to continue their businesses here. Wilson's Auto Body has operated here for about 25 years but an auto repair and body shop has been located here for 40 to 45 years. In February of 2014 they came before the Board and they were granted a use variance to permit Wilson's to have a 10,000 sq. ft. expansion that would allow them to operate in 10,000 sq. ft of space. This project is not being pursued and they are back to expand Wilson's by approximately 2500 sq. ft. One of the differences between this application and the 2014 application was that part of the building was going to extend from the Industrial Adaptive Re-use zone into the Commercial Center zone. Now they are going to put the building all within the one zone. The sporting goods store would be moving into the new building and is a permitted use in the zone. The public safety and training center has been twice approved by the Board in 2011 and 2012. This is a state of the art facility and in addition to members of the public there are numerous law enforcement agencies that undertake training at this facility. There is a big demand for law enforcement agencies to train at this facility because it is state of the art. The intersection of Lackawanna and McBride is one of the gateways to the Borough and their intent is to do a beautiful job cleaning up the site. There are some dimensional variances they will need but basically they need a D-1 use variance for the expansion of the range and a D-2 variance in regard to Wilson's Auto Body for an expansion of a pre-existing, non-conforming use. As he said that use was previously approved by the Board and is less of an expansion. They are also looking for preliminary and final site plan approval.

Thomas O'Beirne, applicant, was sworn in. He stated he is the owner of the property. The existing tenants on the site are Woodland Park Range which is 15,190 sq.ft., Ottomanelli's Sporting Arms which is 2200 sq. ft., Wilson Auto Body which is 4959 sq. ft., Screens and Fabricated Metals is 25,660 sq. ft. and Creter Vault which is 4200 sq. ft. The plan is to demolish the screens building, one of the Wilson Auto Body buildings and the Creter Vault building. They are going to construct a new 55,006 s.f. two story range building, a new Wilson addition to his existing paint shop in the rear, upgrade the entire parking area including the DOT property and they are going to complete at his sole expense a complete streetscape of all of McBride Ave. including the sidewalk along the gas station that he does not own and all of Lackawanna Ave. in accordance with the town's streetscape plan. There are a number of errors on the plans tonight and he will take responsibility for it because of his efforts to try to make the February meeting.

Mr. O'Beirne referred to the Board Planner's report. He referred to page 2 under 2A. The plan for the existing conditions dated 3/23/16 was marked A1. He pointed out the buildings that will be demolished. He referred to the report and stated that Gun for Hire Radio is not a radio station but simply a podcast. There is a big difference between a radio and a podcast. It is an informative podcast that is broadcast on Friday and people can download it onto there I-pad or phone. He referred to 2A and stated he just wanted to say that Wilson occupies two buildings and one will be demolished. The next item under technical comments was to identify the VIP lounge and the private lounges. They sell a VIP

membership that they get access to a VIP lounge. Private lounges are for groups and parties that they do right now. They come in to enjoy the range and they want a place to sit afterwards and just talk. The second floor of the building dedicated over 10,000 sq. ft. of space to mechanical systems. This is one of the errors that he talked about and 7,000 sq. ft. of the 10,000 sq. ft. is going to be a training area. The architect will talk about it. He stated a maximum of 59 people can be occupying the ports in the old and new range and if there were a staff of 25 that would be 84 persons at full capacity in the ports, so with 187 parking spaces they can still accommodate parking for 103 people. The hours of operation will be 8:00 a.m. to 10:00 p.m. Monday to Saturday and 8:00 a.m. to 8:00 p.m. on Sunday. As they operate now they do not exceed those hours under any circumstances. The last 3 years of operation at the range they have not had any accidents, police responses, a fight or accident in the parking lot and no municipal complaints about anything. They do have up to a 4 hour wait for ports during peak times. They have any number of municipal, county, state, federal and private agencies that have requested to train at the range and they cannot accommodate them at this time. They do any number of special events including the girl scouts, the boy scouts, rescue dogs, wounded warriors, toys for tots, the county chief meetings, breast cancer awareness, fundraisers for battered woman, autistic children and cancer victims. The existing range at 15,190 sq. ft., 9600 sq. ft. or 64% is dedicated to a discharge of a firearm. The new range including the 7000 sq. ft. he talked about on the second floor, only 29% of the building is dedicated to the discharge of a firearm. It is more of a safety training facility with classrooms. It is not just a shooting range and it's a lot more. They do need the range and without it they could be an auditorium. Law enforcement is going to train and a percentage of their training has to be firearms. They are building a big beautiful building and it is not just a rifle/pistol range.

Mr. O'Beirne said he was here in 2014 proposing a CVS but they backed out because they felt they would be competing with the Totowa store. He stated with a CVS you get a manager and employees who don't really take a role in the community. But with the range they get him, Anthony Colandro and the crew. Michael Ottomanelli recently moved to Woodland Park and Anthony Colandro is under contract for a home in Woodland Park. They have been extremely generous to the community and many famous people have come to the range. They would not come to a CVS but they come to Woodland Park to the range. He felt they benefit the community.

David Sabagh was sworn in. Mr. Sabagh said he was born and raised in Woodland Park. He stated his qualifications. He has been a police officer and chief of Montclair Police Dept. He said the reason he is here tonight is to talk about the need for training in law enforcement. He has come to realize that municipal funds are lean and training is something that suffers sometimes. In this day and age free and low cost training does not cut it anymore. They want to have the best training and this facility will offer that. This is going to be a state of the art facility with many courses being offered. The firearms training is a very small part of what they will be doing. He said he is very excited about this facility.

Chairwoman Patterson asked if a facility like this will be an ancillary service to the county police academy facilities. Mr. Sabagh said he has had a conversation with the Essex County Academy and they said they had 30 trainees with instructors and they could not get through

the curriculum and through the very beginning of fire arms training. There is a possibility that some of this training could be done here in Woodland Park. This range is bringing a level of realism you do not see in other facilities.

Mr. Sabagh was accepted as an expert witness based on his education, training and experience, most recently as the Chief of Police in Montclair and law enforcement training. He is also an employee of the Woodland Park Range. He is retired from the Montclair Police Dept.

Russel Hatzel, expert in regard to range operations and law enforcement training, was sworn in. Mr. Briadoro submitted a CD for Mr. Hatzel. Mr. Hatzel has been before the Board before and was accepted as an expert. He stated there is no competition between the county facilities and this range. This range is state of the art and those facilities are limited by design and construction. Mr. Hatzel described the type of training that will be offered at the facility. He said there are many police departments training at the range right now and there are many who are coming soon. At any given time you could have marked police units at the range which help with a sense of safety.

Joseph Staigar, engineer & traffic engineer, was sworn in. He has been previously accepted as an expert witness. He pointed out the existing buildings on the site and what would be removed and what would remain. The site plan rendering of existing conditions dated 3/23/16 was marked A-2. Mr. Staigar pointed out the proposed buildings for the site. He pointed out the driveways that exist and what they are proposing. They have already submitted the application to the county for the curb cuts because they are on two county roads. They are going through the process of traffic reports to the county also. Any approval by this Board will be subject to county approval. They would also need approval from the NJ Conservation district and NJDEP. This is the first step in a multi-faceted process of approval. He stated they are required to have 192 spaces and they are providing 200. The site does become popular but the peak hours of the existing site and the proposed site is between 6:30 and 7:30 p.m. and Saturday midday. The peak hours for the range are beyond the peak hours of the roadway during the week. On Saturday it is not as busy as the commuter peak hours. They need variances for the parking space size, required is 10' X 18 and they are proposing 9' X 18. No parking is permitted in the front yard and they have parking in the frontyard so a variance is required. The building being proposed is 46' in height and needs a variance. The ordinance allows for 85% of impervious coverage and they are 88.2% so a variance would be required. The only affect that has is an increase in runoff and they do have a storm water detention system that they provide that actually decreases the flow. They have a lighting plan that is consistent with the town standards and consistent with what is out there. They are incorporating the Borough streetscape along the entire frontage of the site and along the corner lot which is not part of this application. They are going to improve the sidewalk there too. They are providing a landscaping buffer along the southeast side and have a series of street trees and landscaping in the area. They are making a new water line connection and fire connection. There will be a new proposed connection to the sanitary sewer. New electric and gas connections are being proposed.

Mr. Staigar stated that this is just an addition to the existing range and auto repair shop with a consolidation of buildings. They will upgrade the parking area with new pavement. They are providing storm water management where none exists right now.

Mr. Staigar reviewed the Board expert's reports. The first being the Neglia engineering report dated 3/23/16. He stated from 1.1 to 1.4 are a will comply and will be addressed. An application was made to the county on 3/11/16. 1.6 through 1.11 are a will comply. There is a gate along the site near Wilson's and that parking will be for employees only for 8 spaces. There will be a sliding gate in that area. They have dumpster area on the southerly side of the site which will service the range and Wilson's. Mr. Staigar submitted a handout showing the operation of the garbage disposal and access that the garbage truck can collect garbage safely. The plan handout prepared by Mr. Staigar's office Vehicle Circulation Exhibit (refuse) dated 2/18/16 was marked A-3. They used a 30' long refuse truck and circulated it throughout the site.

Mr. Solfaro asked if the 30' truck crosses on-coming traffic and is it a safe condition. Mr. Staigar said it is not into on-coming traffic on the roadway and as it makes the right hand turn it does come in and uses the outbound part of the driveway. The garbage is picked up twice a week at off hours. He will provide a full size scale to Mr. Solfaro. They will have deliveries of supplies for the operation once a week usually in the middle of the day. They usually deliver with a box truck. They designed the stripped area at the easterly corner of the building to be a loading zone. On a daily basis there will probably be a FedEx or UPS truck once or twice a day. They have corrected the parking requirement error. The concern of screening headlights was addressed. They do not have sufficient room to put in a hedge but they could ask the county if they can plant them on the right of way. He did not think it was necessary because the TD bank is across the street. They asked that the town not require the hedgerow. 1.18-1.21 are will comply to comments. 2.1 to 2.19 are will comply also. 2.20 addresses the Fire Dept. memo which they will comply. They have a fire hydrant on site that they will maintain. They may have to lose a parking spot to accommodate the fire hydrant. They believe they have adequate water pressure on the site but the Fire Dept. asked them to consider looping the line. If that is something they can easily do they will certainly do it but if there is sufficient water supply there is no reason to loop the line. They will consider it. They will amend the plan and the construction entrance will be on Lackawanna Ave. in order to maintain the existing gun range. 2.22 is a will comply. They did submit a traffic report which was based on the existing facility. Whatever is happening there now which is 68 trips on Saturday and 38 trips on a weekday evening they multiplied that by 2.22 which is the number of ports increased by the proposal and came up with the new trip generations. Right now the ports are over capacity and there is a long wait for ports. They are trying to lessen the wait time. As service is better it will attract more people. They took a trip generation very conservatively. They have minimal impact on the intersection of McBride and Lackawanna which over all operates at level of service C. Part of the application to the county will be a recommendation to make adjustments to the timing of the signals. If they can transpose 3 seconds of green time from one direction to another direction they could get to level of service D or F. If the county accepts the recommendation it will operate better than it does today. The trip generations he mentioned did not take into consideration the removal of the screen and window building or the vault manufacturer.

There is a net decrease in traffic before they implement the additional square footage of the range and auto body shop. They will defer comments for the driveways to the county. They will comply with #s 3.2, 3.3, 3.4, 3.6 & 3.7. The sight triangles are on Sheet 4.

Mr. Staigar said shade trees are nice but sometimes cause a traffic problem. Since it is a county right of way he would defer to the county. They have limited area where they can place trees. They have a board on board fence around the trash enclosure but they will work with the Board engineer. They find snowplowing is difficult with islands so striped areas would be better for safety and maintenance reasons. They will comply with 4.5, 4.6 & 4.7. The light fixtures are all single fixtures. They will comply with 4.9 to 4.14. They will agree to comment #5.

Mr. Solfaro said there are outstanding issues that need to be addressed regarding county jurisdiction. He agreed with the responses and looked forward to working with them to work out the open comments and have them addressed.

Mr. Staigar referred to the Board Planner's comments dated 3/25/16. He referred to the technical comments on page 6. They will comply with 1 through 6. They will correct the notation as per #7. There will be no large trucks making deliveries. Customer parking for Wilson's will be the 9 spaces. Comments 12, 13 & 14 were addressed by Mr. O'Beirne. They will revise the square footage with the architect's plan. They will make the adjustment to the storm water management report if necessary. The building is below the flood hazard area elevation. They are going to flood proof the building which is allowable by the DEP. They will make an application to the DEP for a flood hazard permit.

Mr. Lemanowicz, Board Planner, asked how many parking spaces Wilson uses for cars in progress of being repaired. Mr. Staigar said they didn't count those cars. They met the ordinance requirement and they are 8 above. Mr. Lemanowicz said in addition to people parking what about the cars stored there waiting for the fender to be repaired. Mr. Staigar said he does not have that number but they can get it for the Board. He thought it would include all of them. There are also bays where cars can be stored as well. Mr. Lemanowicz felt the new building would have more person density uses in it. Mr. Staigar said they prorated the trip generation. If you have people in the building for training they are typically there for more than an hour. So you may have more parking accumulation on the site because you have more non-shooting range area but the trip generation and hourly volume they have a good handle on. Mr. Lemanowicz felt the smaller islands in the parking area are not practical but there are 3 pretty large ones near Lackawanna that would block the view of the auto repair place and the whole parking field. It's not a lot of area but it would make up for no buffer area along Lackawanna that is required. Mr. Staigar said they would look at that.

Chairwoman Patterson referred to the Construction Code Officer's letter of denial dated 3/18/16. It says the number of parking spaces required is 715 for the proposed and existing uses where 200 are proposed. Mr. Lemanowicz said he did not get into the parking because the numbers on the plan and the numbers talked about tonight were different and need to be looked at.

Mr. Briigliodoro said the applicant will provide additional landscaping along Lackawanna Ave. as per Mr. Lemanowicz's suggestion.

Mr. Staigar said the parking requirement noted in the letter of denial was based on assembly uses for the entire building. Mr. Briigliodoro said Mr. Esposito based it on one parking space for 50 sq. ft. as an assembly use and that is how he came up with that number of spaces. Mr. Staigar said he believes the way they calculated the parking was right and they may just have to do minor adjustments. They believe they comply with the ordinance standard and they are not asking for a parking variance. Mr. Wenzel said he assumes they had the opportunity to review the letter of denial. He felt some testimony was necessary to clarify the number used by the zoning official.

Mr. Staigar said there is a total gross floor area of about 70,200 sq. ft. for the existing and proposed range. The auto body shop was about 5200 sq.ft. which equates to one space for every 10 sq. ft.

Mr. Lemanowicz said the ordinance reads all uses providing for public assemblage of 50 people or more shall provide one parking space for every 100 sq. ft. which makes sense with Mr. Esposito's calculation. Mr. Wenzel asked if the parking spaces were included in the notice. Mr. Briigliodoro said yes. Mr. Juzdan asked them to speak to the difference between public assembly and their use. The planner will provide that testimony.

Gregory Comito, architect, was sworn in. He stated his qualifications and was accepted as an expert. He said at first they thought about keeping the existing buildings but they did not think it was adequate. They have a new plan for a very exciting building. He referred to the drawing of existing conditions with the 19 ports. The 1<sup>st</sup> floor plan Sk-1.1, dated 2/17/16 was marked A-4. They are adding more shooting areas along with support areas. There will be a new entrance on Lackawanna Ave. the 2<sup>nd</sup> floor drawing SK-1.2 dated 2/17/16 was marked A-5. There will be an entrance to the gun store, lounge areas and offices. There will be a mechanical area and more training area. The color rendering of the site was marked A-6. Mr. Comito described the building. He said this could be a retro archery building, bowling alley or armory. Ottomonelli's sporting goods store will be on the second floor. They need a certain height to the building in order to operate the range and this design breaks the scale down.

Chairwoman Patterson asked if the entrance from Lackawanna went straight through to the main entrance. Mr. Comito said they all meet and there is no direct entrance to upstairs and you must use a fob or be buzzed upstairs. There will be a control person located in the entrance area. If they have a fob they have authorization to go upstairs.

Mr. Lemanowicz stated the building is 50% higher than what is allowed and asked Mr. Comito to comment on that. Mr. Comito said the planner will refer to that variance. He said there is a certain height they need to function to support the system that has to be installed above the shooting areas. There is a point in the arch that is decoration. The

maximum height in the middle of the arch is at 46' and for the most part it is 36'. The maximum height allowed in the zone is 30'.

Paul Phillips, planner, was sworn in. He stated his qualifications and was accepted as an expert witness. He stated the Board is familiar with the nature of the application. They are dealing with a split zone piece of property where the front of the property is located in the Commercial Center zone and the rear portion is located in the Adaptive Re-use Industrial zone. He stated they require both C & D variances. The first D variance involves the expansion of the Woodland Park Range. They must prove negative and positive criteria.

Mr. Phillips said the applicant is not proposing a whole new use for the premises but rather an expansion of a use that was previously approved by this board at the same location. In 2011 the board granted use variance approval for the range in the Commercial Center zone together with associated bulk variances. At that time the retail sporting goods store was deemed to be a permitted use. There were two subsequent approvals that modified the original approval. The Board found the applicant met both the special reasons and the site suitability test and also satisfied the negative criteria. All the same reasons in the 2011 resolution would apply to this application. He felt this site was particularly suitable to accommodate the proposed expansion. The range already exists and has operated there for several years in apparent harmony with the surrounding district which suggests it's an appropriate site for the expansion. The applicant is removing some buildings which gives him the opportunity to increase the size of the range and training center along with modifications to Wilson Auto Body.

Mr. Phillips thought there were at least 3 purposes of the statute that would be advanced by the application which would be to guide development in a manner that promotes the general welfare, provide sufficient space and appropriate locations for a variety of uses in this case commercial business uses to serve the citizens of the municipality and the state and also to promote a desirable, visual environment. He thought from the special reasons standpoint, the removal of the buildings on the site that had historically accommodated industrial type uses supports the D variance that those uses are typically permitted in Industrial districts and not the Commercial Center district. He felt retail and the range is actually in keeping with the zone intent then these prior uses. He thought there was no question that the proposal does advance the public interest based on its intended use by law enforcement for training. In terms of the negative criteria he believes the variances can be granted without substantial detriment to neighboring properties. All of the continuous properties are non-residential in character that includes a mix of commercial and industrial uses. The applicant has abided by all conditions from the original approval. The Board approved the range 5 years ago and the most recent Master Plan was adopted in 2012. He looked at the Master Plan and there were at least 3 objectives the application would advance. He would categorize this as a redevelopment project. The Master Plan objective of assessing the redevelopment of the industrial district and portions of the McBride Ave. corridor and identify strategies for retaining businesses and attracting new ones.

Mr. Phillips said from a special reasons standpoint regarding Wilson's Auto Body this is a pre-existing, non-conforming use and the expansions were approved and contemplated

during the prior approval. It was a larger expansion and was in both zones and now the applicant is basically confining it to the Industrial district which makes sense from a planning standpoint. He did not feel there were significant impacts on the surrounding neighborhood given the fact the operation will be removed from the commercial district and from the public view shed of McBride Ave.

Mr. Phillips said in regard to the height variance the 46' is only along a portion of the front façade which is the highest point of the barrel type roof. He did not feel that any of the bulk variances were significant. The parking space stall size of 9' X 18' is adequate in lieu of the 10' X 18' requirement and it also cuts down on coverage. There are a number of variances for signage. There are multiple uses and he did not think the signs were large or intrusive. There is a decorative base on the monument sign and attractive lighting on that sign. He sees no detriment if the variances are granted. The lot coverage above 85% in the industrial district you can't see much of it from the public view shed. The applicant is proposing landscaping plantings in the rear and has also agreed tonight to place some landscape islands closer to Lackawanna. There are existing conditions in terms of variance for no right of way buffer, the front yard parking and side and rear yard setback deficiencies. He felt all the variances could be granted.

Mr. Phillips believed Mr. Esposito used the public assembly standard which is one space per 100 sq. ft. In his professional opinion he does not think it is the appropriate standard here. Typically public assembly uses are auditoriums, theaters and some community centers and he did not think that was what is being proposed here. He felt their engineer used the proper standards for the uses. They came up with 192 required and 200 proposed so he felt they do meet the standard. Mr. Staigar also said it was opinion that they are providing adequate parking. He did not think they were a place of public assembly.

Mr. Lemanowicz stated he agreed with Mr. Phillips about the parking count and did not think this was public assembly. The ordinance has a section on lots that are split by a zone line and there was a discussion once before where the line gets to move 35' into the less restrictive zone. He said it doesn't help in this situation. He said there are a number of sign variances and the board can see how they work and make a decision on that. He felt the lot coverage and parking requirements need to be straightened out.

Mr. Wenzel said he looked at the ordinance regarding public assembly parking and there is no definition as to what public assembly necessarily means. He felt the Board can take the testimony from the planners and what in their opinion was public assembly. He said it was his opinion that this is not the type of application you would attribute the phrase public assembly to because it is a service with people coming in and out and there is no single event occurring.

## PUBLIC OPEN

John Balonze, owner of 1255 McBride, asked about a solid line on the plan to the left of his property and where the gate would be located. Mr. Staigar said there is no gate in that location and there is an entrance to the building. There will be no change in the elevation.

Mr. Balonze asked about the auto body shop. Mr. Briagliodoro said Wilson's will operate the same way they have been operating for the last 25 years. Mr. Balonze asked about the smoke from the guns at the range. Mr. Haztel stated there is smoke and the range is not set up for black powder, muskets or things of that nature. There is no smoke or waste pollution coming out of the air vents.

Jose Fernandes, 14 Ray Ave., stated his objections to approving the variances. He does not think the range should be there. He is concerned with safety for his children and traffic with the expansion. He felt if there is a bigger range there would be more people and more guns. There is a bigger chance of accidental discharge. He felt there would be more people doing U-turns in his driveway. He was speaking to his neighbors and they did not get notices regarding this meeting. He is the first house in off of McBride and he is the only one who gets the certified letters. He knows the rest of the people on the block are against the range. He is concerned about the resale value of his home. He already hears the sound from the guns in his house now and if they expand he will hear more shots. He asked about the quality of life for him when he comes home from work tired and still hears shots into the night. He understands it's a commercial area but there are residences in the area also. He did not believe they should be allowed to expand and wanted it on the record.

Mr. Briagliodoro said they have obtained a certified list of property owners within 200' and they have provided notice to everyone on that list and that is what they are required to do. They have also published notice in the newspaper and they have done everything the law has required them to do.

Tony Galietti, Borough of Woodland Park Police Chief, stated two years ago when they first came before the Board there were a lot of concerns about safety and traffic, which are legitimate concerns. He felt it was a good idea and he comes tonight to say that they have had no problems at that site whatsoever. He felt the training facility is directed towards law enforcement and in the times we are living in now they need training. This will open a whole avenue of training for many local officers. It will provide his department training to make them better than they are already. He felt they need to understand the range with the training facility is really the focus of this in his opinion. There will be many cops in this town and as the chief from Montclair indicated the visibility of those vehicles will deter crime in this area. Woodland Park will probably be the most protected town in North Jersey. He stated his concern is the citizens of this town and being the top law enforcement officer in the town he supports the project and thought it would be a great addition to the community. It will also help the police department as far as training and also help the surrounding departments. Mr. Githens asked how many noise complaints they have received about the range. Chief Galietti said they have not received any and he usually gets many e-mails for many things but not for noise at the range.

Mr. Briagliodoro said he has spoken to Mr. O'Beirne in regard to the comments made by Mr. Fernandes and he has indicated that if Mr. Fernandes has a complaint and he calls him they will go over there to see the problem and if there is a problem they will address it.

Jim DiGuilio, 8 Oak Ridge Rd., Woodland Park, stated he was here to speak about using the range. He is a retired federal agent. He has been carrying a firearm since 1973. He does his training at this new range but prior to this he was relegated to really awful places. It is required that you go twice a year. He was shooting in a basement in Paterson up until the time this range opened up. He can testify to the way they operate the range and how professional the staff treat the customers. He has hosted events there with friends coming and the range safety officers have provided gun safety for his friends that have never shot a firearm before. They are very proactive when it comes to training and education. He has never been at a range that is as fine as this one in 30 years. He has been to federal ranges, county ranges and secret service ranges. He felt the range is the best thing that has happened to the gateway of the town. He felt the customers would use the local establishments while they are in town. He encouraged the Board to approve the application.

Dave Henniger, 11 Sunset Dr. Woodland Park, stated he volunteers in town, been a resident for 19 years and has been a range member since they opened. He felt the range had a positive impact on the town. He brings friends to town to the range and later go out to dinner in town. The range has a strong safety culture and he has taken the course himself. He felt the range was a great resource for the town.

Michael Delgreco stated he lives in the Wedgewood Knolls Condo development and has been in town since 1992. He heard the range was coming and looked at the old factory buildings that were there. When the range was built it was an absolutely gorgeous place. It is the cleanest place he has ever been in. It is a truly welcoming place and has brought business to the area. He felt the people at the range are the most respectful and safety minded people around. He felt when the buildings are complete it will be beautiful.

Pat Lepore, 19 McKeown Ave., Woodland Park, stated there was a lot of testimony about the benefits of this facility being expanded. It is great to know that Woodland Park has a hand in that. We live in a day and age where all government agencies are struggling to meet budgets especially with the caps in place. He felt having the business community deciding to invest in the borough and take old structures and knock them down and construct new buildings. The construction fees will help with the municipal budget and the ratable will help the taxpayers in the future. It is the only way to keep the ship afloat by having people invest in the town. The applicant has already built something and has proven they put up what they say they are putting up and run a business the way they say they are going to run it. He encouraged the Board to approve the application if for no other reason but to help the taxpayers of the town.

**PUBLIC CLOSED**

Mr. Brigliadoro stated he talked about the passion the applicants have and as the Board can see from the testimony of witnesses and members of the public they really support what is being done here. He asked for the Board's support in approving the use variance approvals and preliminary & final site plan along with the other variances requested with the exception of the number of on-site parking spaces.

Mr. Juzdan stated it was a pleasure to have an application like this because it was very well presented. He felt this would be a great addition and expansion to the town.

Mr. Githens stated as a former out of state police and training officer he can see the advantages of something like this being built in the town and having the law enforcement agencies driving through the town.

Mr. Juzdan said he was in Ceasar's in Atlantic City checking in and the man looked at his license and asked if he was from Woodland Park and said he drives up to the shooting range once a month.

Chairwoman Patterson said the product she has seen already developed in the area and being a life time resident she knows what the property looked like over the years. She felt this would give a shot in the arm to the Borough by redeveloping an area on two main county roads. She has been told there is a sign in Trenton advertising this range. She felt this is a positive for the Borough and gives the town some recognition.

A motion to approve with the conditions discussed including the landscaped islands was made by Mr. Juzdan, second by Mr. Githens and approved by a vote of 7 – 0.

A motion to adjourn was made by Mr. Githens, second by Mr. Bargiel, all in favor. Meeting adjourned.

