

MINUTES

February 19, 2014

Meeting of the Wood-Ridge Planning Board

The meeting was called to order at 7:15 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 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, Renata Helstoski, Jonathan Braid, Jeffrey Magnusson, Robert Ruhle, Dominick J. Azzolini, Paul Clemente,

Absent: Edward Marino, Debra Gentile, Mark Stellato, Chris Eilert, Frank Finke.

Attorney: Gerald Salerno

Secretary: Kellie Romero

New Business:

2013-8 265 Hackensack St. Steve was sworn in and spoke on behalf of his mother who doesn't speak English. My mother will be running the business. There will be foot, facial and shoulder massage. No haircutting. My mother has been working in NJ, CT and PA for several years.

Salerno- How will you be set up? New Floor plan submitted A-4.

2 facial stations in the back, 2 shoulder in the middle and 3 foot massage in front, then a cleaning area and waiting room.

A foot massage will take 30 min, facial and shoulder would be an hour. There would be 3 or 4 employees. We could help 4 customers at one time.

Clemente- Did you get your license from the State? Not yet.

Salerno You can't open unless you have a license.

Nelson I understand this is a simple change in tendency and it was an empty store in an RB zone, and personal service stores are allowed, but it seems like a physical therapy shop to me.

What will be in the basement? Storage no services.

Renata- Will you have appts? Yes and walk-ins.

Will you have a sign? Yes wood with lights. We haven't decided on a name yet.

OPEN TO THE PUBLIC- NONE

BD ? Magnusson – it always comes down to parking it will be hard for 8 to 12 people to park.

Ruhle- parking on Marlboro and Windsor are already busy from the businesses.

Motion: Braid made a motion to deny, seconded by Ruhle.

RC: 7 yes Application denied

Mr. Clemente stepped down for the next application, Mr. Ruhle will be Chairman.

2013-9 153 7th St. David Crook representing Mr. Enshae. Submitted 2 photos A-10 a&b. Photos of before and after.

Seeking bulk variance for the ord 248-6 turf. This expense was for my son because of his severe allergies.

Henry Enshae- was sworn in. This house was a ranch; we added a second level and bedrooms. This is our dream house. We had artificial turf in from yard for my son Darius who is 9 years old. We thought about rock first but figured with storms they would end up on 7th St.

Crook- Did you make sure it was pervious to rain water? The product is fully pervious, there are holes in the product for drainage purposes and there is gravel underneath the product so the water can be disbursed. It helps the neighborhood from noise and pollution, no mowing or blowing anything

You are asking the Board for relief this it benefits your son, but if we leave we would return the property to grass or stone.

Braid- Are there other allergies that your son has? Is mulch an issue? After a while mold grows and after a while with the pitch the mulch would fly off.

There was ivy and that has the most mold.

Renata- When it rains do you get puddeling? No it drains into a French drain system then into the street.

How long have you had the product? Since August.

In 2005 there was an ordinance put in place regarding impervious coverage (turf)

Crook- the turf promotes health care for his son and it also helps the neighborhood.

Jason Mitick of Lyndhurst was the installer. We put down a vegetation stopper then $\frac{3}{4}$ of an inch of gravel packed down to dirt then weed barrier, then the grass and sand. It is polyethene which in nonflammable and nontoxic with a 10 yr warranty.

What is the maintenance for the product? Just rake or leaf blower.

The drainage of this product is 90 inch/hour. I didn't need a permit it is an esthetic there is no inspection.

BOARD ?

OPEN TO THE PUBLIC: NONE

Nelson- your argument is for a hardship for topography of the yard but if it was flat you would still put the turf for your son.

Cohen- Even though there is a steep topography you could use other types of plant material, Junipers for example and would keep with the ordinance.

Jason- the stone was put underneath to support the grass so no gullies or valleys would form.

Motion: Renata made a motion to deny seconded by Trotter. RC: 6 AYES

Old business:

2014-2 Permitting decks to go from 6 feet to 10 feet.

Motion: Renata made a motion to adopt the resolution as submitted, seconded by Mr. Braid.

RC: 6 AYES 2 ABSTAIN

Ingerman- to amend site plan and sub division

Motion: Renata made a motion to adopt resolution as written, seconded by Mr. Ruhle.

RC: 5 AYES 2 ABSTAIN

Motion: Mr. Trotter made a motion to accept the minutes of Jan 23, 2014, seconded by Mr. Braid

RC: 6 AYES 1 ABSTAIN

Motion: Mr. Braid made a motion to adjourn, seconded by Mr. Azzolini.

RC: 7 AYES