

MINUTES

April 16, 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 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, Edward Marino, Mark Stellato, Chris Eilert, Paul Clemente.

Absent: Jonathan Braid, Debra Gentile, Jeffrey Magnusson, Robert Ruhle, Dominick J. Azzolini, Frank Finke.

**Application 2014-5 Farmers Market 312/13
Change in Tenancy/259 Valley Blvd.**

Evalina Golabek was sworn in. She resides in Garfield, NJ. The exhibits were marked in. She proposes to open a fresh fruit and vegetable market. The hours would be 9:00 am until 8:00 pm, Monday thru Sunday, with shorter hours on Sundays. Employees would consist of her and her parents at the present time.

Deliveries would be by van or box truck, in the back once a week. There would be a private dumpster to contain the smell. The applicant is hoping to be opened all year round. She would serve basic dairy items.

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

Jeanine Josephsen 391 Marlboro Road was concerned with the early morning deliveries and the location of the dumpster. She was advised the dumpster would be cleaned out on a regular basis to prevent smell and bugs.

Ed Sherry is the property manager for the owner's property (Pizza to Pizza), this is formerly Mike's Hardware. He has worked with residents before regarding the dumpsters. There would be no outside service. Parking in the rear is for tenants only. The applicant will not be utilizing the garden in the back.

Vice Chairman Clemente declared the Hearing of Citizens closed.

Motion: Member Eilert seconded by Member Trotter moved to approve application 2014-5 as presented.

Discussion: NONE

Rollcall: Trotter yes, Marino yes, Helstoski yes, Gentile absent, Braid absent, Stellato yes, Magnusson yes, Ruhle yes, Azzolini absent, Eilert yes, Clemente yes, Finke absent. absent

Planning Board Attorney read the following resolution:

Application -2014-4/Black Rebel Burger 299/16 Change in Tenancy/
525 Moonachie Ave.

Motion: Member Helstoski seconded by Member Trotter moved to approve the above resolution for application 2014-4 as presented.

Discussion: NONE

Rollcall: Trotter yes, Marino abstained, Helstoski yes, Gentile absent, Braid absent, Stellato abstained, Magnusson absent, Ruhle absent, Azzolini absent, Eilert absent, Clemente yes, Finke absent.

Motion: Member Helstoski seconded by Member Trotter moved to approve minutes of March 19, 2014.

Discussion:

Rollcall: Trotter yes, Marino abstained, Helstoski yes, Gentile absent, Braid absent, Stellato abstained, Magnusson absent, Ruhle absent, Azzolini absent, Eilert absent, Clemente yes, Finke absent.

The meeting was adjourned at 7:35 pm.

Respectfully submitted,

Cathleen Calabro