

MINUTES

July 30, 2014

**Special
Meeting of the Wood-Ridge Planning Board**

The meeting was called to order at 7:03 p.m. with the Pledge of Allegiance led 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 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: Edward Marino, Renata Helstoski, Jonathan Braid, Jeffrey Magnusson, Debra Gentile, Mark Stellato, Dominick J. Azzolini, Chris Eilert, Paul Clemente, Frank Finke.

Absent: Kevin Trotter, Robert Ruhle.

Borough Administrator gave a brief update, of the development. Pulte Homes have already constructed homes, and Ingerman has been approved by the board to start construction. The train station from NJ Transit is under construction and is scheduled to open by the fall of next year. Residents of the north side of Jocelyn Ave will be deeded 20feet in 2015. A separate meeting will take place for that. The phases are moving forward nicely.

APPLICATIONS CARRIED FROM JULY 16, 2014 MEETING

Application 2014-9 Fleet Wood-Ridge, LLC
Block 320/1.04,333/1.01,320/1.05
Amended Subdivisions/Site Plan Approvals

Subdivide lot 1.04 into 76 lots 16 single family and 70 fee simple lots. Site plan for multi-family & single family development.

Application 2014-10 Wood-Ridge Development, LLC
Block 320/1.04 Wesmont Station Redevelopment Plan
Amended Subdivisions/Site Plan Approvals

Mr. Pat McNamara introduced himself as the attorney on behalf of both Applicants, Fleet Wood-Ridge, LLC and Wood-Ridge Development, LLC. They are both seeking preliminary and final Site Plan approval, as well as sub-division approval.

There would be 3 people testifying this evening.

Robert Zampolin, their architect; Patricia Ruskan their engineer and Nicholas Graviano their Planner.

Exhibits were marked in.

The applications were presented.

A full copy of the transcript is available at the clerk's office filed with the planning board secretary for review.

Motion: Member Gentile seconded by Member Clemente moved to approve Application #2014-9 as presented including variances and design waivers.

Discussion: NONE

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

Motion: Member Gentile seconded by Member Braid moved to approve Application #2014-10 as presented with all conditions heard on record.

Discussion: it was stated that the board will retain jurisdiction and the applicant can come back in connection with any proposal that deviates from the code.

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

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

NONE

Chairman Finke declared the Hearing of Citizens closed.

The meeting was adjourned at 8:50 pm.

Respectfully submitted,

Cathleen Calabro