

## MINUTES

September 17, 2014

Meeting of the Wood-Ridge Planning Board. The meeting was called to order at 7:02 p.m. with the Pledge of Allegiance let 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 Record, Star Ledger, and The Herald News and posted on the bulletin board in the Municipal Building and filed with the Borough Clerk.”

ROLLCALL: Attendance

**Present:** Kevin Trotter, Renata Helstoski, Jeffrey Magnusson, Robert Ruhle, Dominick Azzolini, Paul Clemente, Frank Finke.

**Absent:** Edward Marino, Jonathan Braid, Debra Gentile, Mark Stellato, Chris Eilert

### **Application carried from August 20, 2014**

Application 2014-11 Hibachi Fresh Take out  
Change in Tenancy/294/8  
197 Hackensack Street

Sir James L. Robinson is the Architect for the applicant. He was sworn in.

He first made a correction to the plans A-1 location should read garbage not garage.

New plans were reviewed, the applicant proposes to open a Japanese Hibachi take out restaurant with seating for 12. Hours of operation would be 11:00 am through 11:00 pm 7 days a week, 365 days a year. He would re-seal the parking lot with lines and dedicate a handicap spot, 11 parking spots with 1 handi-cap. The parking area is shared with Rita's Ice Cream. The landscaping would be done along with any other updates the Borough requires. The signage would be with in code. This type of business does not require a lot of cooking. Nelson and Neglia's reports were reviewed. He would comply.

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

Mauro Allegretta resides at 499 Woodridge Ave. He is concerned with the noise factor of the exhaust vent. Would like to know who will monitor the vent. He was advised the Board of Health will inspect the vent. Wanted to make sure the applicant could not take over Rita's and expand. The applicant would have to reapply to the planning board. The new fans today are extremely quiet and there are no odors. Discussion ensued regarding vent.

Joe Alteri owns the building next door at 118 6<sup>th</sup> Street, he was sworn in. He would like to see specs on the vent and would like the landscape to be maintained.

David Nasinvrowicz resides at 495 Woodridge Ave. He was sworn in. Stated that the vent should be cleaned more than once a year, he too would like to see the specs. Concerned with the parking when Rita's is at full capacity and noise factor for the vent.

Chairman Finke declared the Hearing of Citizens closed.

Applicant will comply with any of the board's recommendations.

**Motion:** Member Trotter seconded by Member Magnusson moved to approve the application 2014-11 with the stipulations.

Discussion: Exhaust system is the one Brian Intindola, Neglia Engineer suggested.

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

**Application #2014-12 Mr. & Mrs. R. Mikula**  
Bulk Variance/Height of Building/Floor Ratio  
232 Hillcrest Ave. 307/22 Variance

Melissa and Ryan Mikula introduced themselves as the applicants.

Arnie Scelzo is an Associate Architect, he prepared the plans. He was sworn in. The applicant is proposing to construct a 2<sup>nd</sup> story addition as well as a 6 ft addition over the garage.

The application was amended to reflect no height variance or floor area ratio variance.

The height will be 30' high from the average grade 10' away from the building to the ridge. The floor area ratio went from 58% to 39.7% resulting in no variance.

The applicant is asking for a total lot area coverage or an impervious coverage, the requirement is 50% they are proposing 63.1%. the existing impervious coverage is calculated at 64.7%. This application is a reduction of a non-conforming use.

The exhibits were marked in. The lot is 100x106 2 story dwelling with an existing 2 car garage. They are proposing to remove what is there now on the 2<sup>nd</sup> floor and increase the size of the garage by 6ft and go out the rear. The application was explained. Reports were reviewed.

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

Discussion: NONE

Chairman Finke declared the Hearing of Citizens closed.

**Motion:** Member Trotter seconded by Member Azzolini moved to approve the application 2014-12 as presented.

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

**Motion:** Member Clemente seconded by Member Ruhle moved to approve minutes of July 30, 2014.

Discussion: NONE

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

**Motion:** Member Azzolini seconded by Member Trotter moved to approve minutes of August 20, 2014.

Discussion: NONE

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

Ken Nelson, advised the board that their work load would increase, the Borough has contracted him to update the Master Plan. The original one was done in the 1970's. He will be starting this project November 2014. The board's role is to preview documents and discuss changes to the zoning ordinances, set up goals and objectives. A public hearing is required. As a result a new zoning map will be updated. The developed area of Wesmont would be included in the Master Plan. A copy of the 2006 reexamination report will be e-mailed to the board for their review. A committee may be formed.

Next meeting October 15, 2014 no applications as of today.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Cathleen Calabro