

MINUTES
December 16, 2015

Meeting of the Wood-Ridge Planning Board.
The meeting was called to order at 7:10 p.m. with the Pledge of Allegiance led 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, 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.

Secretary: Cathleen Calabro

Absent: Jonathan Braid, Edward Marino, Mark Stellato, Chris Eilert

Application 2015-11 Dan & Sarah Malaniak

129 12th Street 231/7

Front yard setback/deck height

Zoning: only Class IV members eligible to vote

Daniel Malaniak, 129 12th Street, owner of the property was sworn in. The applicant is proposing to add a rear deck and add a mud room with a concrete porch and two steps. The rear deck is causing a height variance and the mud room is a setback variance. The mud room/porch would cause the setback to be 12.88 ft from the property line where 25' is required. The deck is the same elevation as the first floor. The property pitches back, so the deck height would be 7' 10" high where 4ft is allowed. The deck meets all other requirements. The brick fireplace and stairs would be removed and the deck structure would be built over the existing patio.

Hearing of citizens: No one wishing to be heard

The exhibits were marked in. No architectural plans were submitted, it was suggested to submit better plans for next meeting.

Members: front porch is 6x8 centered in front of house. The existing layout of the house is entry right into the living room. The proposed mudroom would alleviate a lot of wear and tear in the living room. A lengthy discussion ensued regarding the proposed mud room. The board is not comfortable with the mud room. The board is concerned with the setback.

The motions were bifurcated: deck and mudroom

Motion: Member Magnusson seconded by Member Trotter moved to approve application 2015-11 for the deck only.

Rollcall: Trotter yes, Helstoski yes, Braid absent, Stellato absent, Magnusson yes, Ruhle yes, Azzolini yes, Finke yes.

The applicant will defer his application until the February meeting and be more prepared with respect to the mud room. No further notice would be required. Revised plans should be submitted 10 days prior to the February meeting.

Resident at meeting for hearing of 271 Valley Boulevard, he was advised that applicant withdrew his application for December.

Reading of Resolutions:

2015-9 Bridge Wood-Ridge LLC/Warehouse

1 Ethel Boulevard 299.02/4

Planning: Site Plan Approval

Motion: Member Azzolini seconded by Member Magnusson moved to approve the resolution for Application 2015-9 as presented.

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

2015-10 Anthony Guerriero

126 Madison Street 245/16

Planning: Subdivision

Motion: Member Trotter seconded by Member Magnusson moved to approve the resolution for Application 2015-10 as presented.

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

Motion: Member Azzolini seconded by Member Clemente moved to approve the **minutes of September 16, 2015.**

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

Motion: Member Magnusson seconded by Member Azzolini moved to approve the **minutes of October 21, 2015.**

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

Motion: moved to approve the **meeting dates of 2016.**

Discussion: meetings will now be on the 3rd Tuesday of the month. November meeting is cancelled.

Rollcall: all present yes.

Debra Gentile and Mark Stellato both resigned from the board.

2015-23 BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$700,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Motion: Member Clemente seconded by Member Trotter moved to recommend to Mayor & Council the above **Bond Ordinance.**

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

Happy Holidays!

The meeting was adjourned at 7:45 pm.

Respectfully submitted,

Cathleen Calabro