

**MINUTES**  
**February 16, 2016**

**Meeting of the Wood-Ridge Planning Board.**  
**The meeting was called to order at 7:05 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 arrived 7:30 pm, Joe DiMarco, Jeffrey Magnusson arrived 7:30 pm, Robert Ruhle, Dominick Azzolini arrived 7:25 pm, Chris Eilert, Paul Clemente, Frank Finke.

**Secretary:** Cathleen Calabro

**Absent:** Jonathan Braid, Renata Helstoski

**Attorney:** Gerald Salerno

**Engineer:** Brian Intindola

**2016-1 Nicholas & Lucrezia Maurin**

12 5<sup>th</sup> Street Block 202/15

Planning Board: Subdivision

Mark Musella is standing in for the applicant’s attorney. This application was carried from January.

Exhibits A-9 Manno Surveying Revised Plans dated 2/3/2016 and A-10 Architectural Plans prepared by Joseph Donato were marked.

Mr. Manno, who is a licensed surveyor in the state of New Jersey was sworn in and he reviewed the revised plans.

The curb cut issue has been addressed and is reflected in the revised plans. The applicant is proposing to subdivide a 100x100 lot into 2 50x100 conforming lots.

There would be no new variances required on either property, except certain nonconformities on the lot with the existing house will remain but will not be exacerbated. The existing garage will be removed. The existing dwelling will remain and there would be no construction done to it. The new house would have a 25 ft. front setback. Lot coverage would be within code.

Hearing of citizens: No one wishing to be heard.

Brian Intindola, Neglia Engineering stated the application is in compliance and will follow up with the building department when permits are submitted to insure that the lot coverage calculations are submitted and do not exceed the permitted coverage.

**Motion:** Member Eilert seconded by Member DiMarco moved to approve the above subdivision, application 2016-1.

**Rollcall:** DiMarco yes, Ruhle yes, Eilert yes, Clemente yes, Finke yes.

Member Eilert explained the correspondence submitted by Scarinci Hollenbeck who represent Wood-Ridge Industrial, LLC regarding the rezoning of Block 320 Lot 1.01 at Wesmont Station. This correspondence was an obligation of the original redevelopment agreement and no action is needed at this time.

**Motion:** Member Eilert seconded by Member Ruhle moved to approve the minutes of **January 16, 2016.**

**Rollcall:** DiMarco yes, Ruhle yes, Eilert yes, Clemente abstained, Finke yes.

**Board took 10 minute recess, resume at 7:35 pm**

**2015-11 Sarah Malaniak**

129 12 th Street 231/7

ZB/Front yard setback

Zoning: only Class IV members eligible to vote

Daniel Malaniak the owner of the property had previously testified back in December. He submitted revised plans A-8 dated February 4, 2016 regarding the front vestibule. The vestibule would be 6x8 enclosed and a landing with hand railings going down the stairs. The new front yard setback is 18.8ft. The applicant explained to the board he would like to invest in his property to make it appealing to the town.

Hearing of citizens: No one wishing to be heard.

**Motion:** Member Ruhle seconded by Member Magnusson moved to approve the above application 2015-11.

**Rollcall:** Trotter yes, Magnusson yes, Ruhle yes, Azzolini yes, Finke yes.

There were two parts to this application, the front vestibule and the rear deck.  
The Board attorney will prepare one resolution for both approvals.  
The meeting was adjourned at 7:40 pm.

Respectfully submitted,

Cathleen Calabro