

MINUTES
March 15, 2016

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: Joe DiMarco, Renata Helstoski, Robert Ruhle, Dominick Azzolini, Michael Donato, Richard Pronti, Chris Eilert, Paul Clemente, Frank Finke.

Secretary: Cathleen Calabro

Absent: Kevin Trotter Jonathan Braid, Jeffrey Magnusson

Attorney: Gerald Salerno

Engineer: Brian Intindola

Planner: Ken Nelson

The board welcomed the new members, Michael Donato and Richard Pronti.

Ken Nelson reviewed the Master Plan draft dated 3/8/18. The new Master Plan is replacing the one from 1978. The master plan should be updated every 10 years.

Ken Nelson displayed an existing zoning map and existing land use map for the board to review.

The Master Plan sets the planning policies for the municipality with the zoning component being the most important. The committee looked at every lot and determined how it was used. He stated properties are not always used the way they are zoned. They discovered a number of 2 family structures scattered throughout the town that are in a R1 zone, which is single family. Two family structures would be zoned as a legal non-conforming use. They also identified the parks and public purpose use and Wesmont Station. Wesmont Station is a separate zoning district. The committee redrew the existing zoning map and existing land use map.

The Planning Board has jurisdiction over the Master Plan, with recommendation from Mayor & Council. The planning policies have 2 mandatory components; land use plan which sets the stage for the zoning map and goals and objectives which the board should review in detail. There would be no change in the public's present value of their homes. Value is based on use.

There is also the housing plan element. The board may have to amend the Master Plan to include the updated housing plan. COAH is back in the courts.

A public hearing is required to adopt the Master Plan. This would be treated the same as an application.

Hearing of citizens: No one wishing to be heard.

The board scheduled a special meeting for April 26, 2016.
There are currently 2 applications pending the April 19th meeting.

Reading of Resolutions:

2015-11 Sarah Malaniak

129 12 th Street 231/7

ZB/Front yard setback

Zoning: only Class IV members eligible to vote

Member DiMarco withdrew his motion due to non-eligibility.

Motion: Member Azzolini seconded by Member Finke moved to approve the above resolution, application 2015-11.

Rollcall: Helstoski abstained, Ruhle yes, Azzolini yes, Finke yes.

2016-1 Nicholas & Lucrezia Maurin

12 5th Street Block 202/15

Planning Board: Subdivision

Motion: Member Eilert seconded by Member Clemente moved to approve the above resolution, application 2016-1.

Rollcall: DiMarco yes, Helstoski abstained, Ruhle yes, Azzolini abstained, Eilert yes, Clemente yes, Finke yes.

Motion: Member Azzolini seconded by Member DiMarco moved to approve the **minutes** of February 16, 2016.

Rollcall: DiMarco yes, Helstoski abstained, Ruhle yes, Azzolini yes, Eilert yes, Clemente yes, Finke yes.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Cathleen Calabro