

MINUTES
July 19, 2016

Meeting of the Wood-Ridge Land Use Board.

The meeting was called to order at 7:18 p.m. with the Pledge of Allegiance led by Vice Chairman Clemente.

SUNSHINE NOTICE:

Vice Chairman Clemente 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, Dominick Azzolini, Michael Donato, Paul Clemente

Secretary: Cathleen Calabro

Absent: Joe DiMarco, Jonathan Braid, Jeffrey Magnusson, Robert Ruhle, Richard Pronti, Chris Eilert, Frank Finke.

2016-6 Vipul Patel
109 Ninth Street, Block 233/5.02
ZB/Deck exceeds height limit

Mr. Patel is the applicant and owner of the property, he was sworn in. The exhibits were marked in. He is proposing to enlarge his deck from 4x6 existing to 16x30. The deck is currently 9ft off the ground and is level with the first floor. The height of the deck is currently nonconforming. The deck would be off the kitchen. He would use treated wood. The stairs to go down into the yard would be within the setbacks.

Board members concerned with the height and able to look down into neighbor's yard.

Motion: Member Azzolini seconded by Member Donato moved to approve Application **2016-6**.

Rollcall: Trotter no, Helstoski yes, Azzolini yes, Donato yes, Clemente yes.

Attorney advised applicant that the Board will not meet in August, but will resume September 20, 2016 and at that time his resolution will be memorialized.

Hearing of Citizens: No one wishing to be heard

Board Attorney read the following Resolutions:

2016-4 Metro Storage, LLC
104 Rt 17 North, Blk 228/1.01
PB/Change in Tenancy

Motion: Member Trotter seconded by Member Helstoski moved to approve the above resolution for application #2016-4.

Rollcall: Trotter yes, Helstoski yes, Azzolini abstained, Donato yes, Clemente yes

2016-5 Trinity Automotive, LLC. (dba East Coast Toyota)
85 Routh 17 South, Blk 227/1
ZB/ Sign Regulation – C-Variance

Motion: Member Helstoski seconded by Member Donato moved to approve the above resolution for application #2016-5.

Rollcall: Trotter yes, Helstoski yes, Azzolini abstained, Donato yes, Clemente yes.

Motion: Member Helstoski seconded by Member Trotter moved to approve the **minutes** of June 21, 2016.

Rollcall: Trotter yes, Helstoski yes, Azzolini abstained, Donato yes, Clemente yes.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,

Cathleen Calabro