

**MINUTES**  
**April 13, 2017**  
**Meeting of the Wood-Ridge Land Use Board.**  
**The meeting was called to order at 7:02 p.m. with the Pledge of Allegiance led by**  
**Member 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, Dominick Azzolini, Jeffrey Magnusson, Robert Ruhle, Michael Donato, Richard Pronti, Chris Eilert, Frank Finke.

**Absent:** Joe DiMarco, Jonathan Braid

**Secretary:** Cathleen Calabro

**Attorney:** Gerald Salerno

**Engineer:** Brian Intindola

**Planner:** Ken Nelson

Nomination for Land Use Board position:

**Motion:** Member Eilert seconded by Member Azzolini moved to nominate **Kevin Trotter** as Vice Chairman of the Land Use Board.

**Rollcall:** Helstoski yes, Magnusson yes, Azzolini yes, Ruhle yes, Donato yes, Eilert yes, Pronti yes, Finke yes.

This application involves a D variance which means only class IV members are eligible to vote.

**2016-7** Adriana Holowko  
25 Hill Street Block 207/4  
PB/Minor Subdivision w/D-Variances

**David Crook** the applicant’s attorney stated the applicant had to re-notice due to the D-Variance because of the FAR percentages. He reviewed the application, stating they are proposing a subdivision, creating two 3808 square foot lots, keeping the existing home, which triggers variances and constructing another 3 bedroom home.

**Justin Scalfani** who is a licensed architect was sworn in. He explained the applicant is proposing to subdivide two 3808 sq ft lots. The existing home requires a D-variance. He reviewed the floor plans from the basement up. A lengthy discussion ensued regarding the FAR and the rear and front yard setbacks, they would both be 20ft. Front yard requirement is 25 feet and the rear yard setback is 30 feet, the side yard is fine.

**William Stimmel** who is a licensed engineer/planner was sworn in. He summarized the existing and proposed conditions. The applicant is proposing to keep the original 3 bedroom home and construct another 3 bedroom one family home. The new structure would be about 800 square feet. A lengthy discussion ensued.

**Ken Nelson** requested a clearer explanation regarding the oak tree. The applicant is willing to meet with the engineer and or landscape expert to try to salvage the tree, if it is not feasible then they are willing to provide additional landscaping along that property line. According to the survey the tree trunk looks to be just inside the property line of the applicant. Mr. Nelson also asked about the lot depth.

The applicant would be willing to whatever was needed to grant subdivision.

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

**Mary Torretagle** resides at 725 Hill St in Carlstadt. She was sworn in. She stated there are too many variances associated with this application. She likes the open space and feels her quality of life will suffer. The garbage and recycling trucks have a hard time now getting down the street. She is opposed of the application.

**Bill Ervolino** resides at 33 Hill Street, Wood-Ridge. He was sworn in. He said there are too many cars on that block now. The road is too narrow to add any more cars. He claims the tree is on his property. He is not in favor of the application.

Chairman Finke declared the Hearing of Citizens closed.

**Brian Intindola** from Neglia Engineering gave his input. He suggested to scale down. He stated is not an easy application.

The board chairman stated they are two very small lots and they generate too many variances. The board has rarely approved lots smaller than 5000 square feet.

**Motion:** Member Magnusson seconded by Member Trotter moved to deny application 2016-7 based on the amount of variances requested.

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

Board Attorney read the following Resolution:

**2017-2** Ann Sukenthorn  
Thai Food Restaurant  
271 Valley Blvd Block 312/12  
Change in Tenancy

**Motion:** Member Eilert seconded by Member Trotter moved to approve the above resolution for application 2017-2 as presented.

**Rollcall:** Trotter yes, Helstoski abstained, Magnusson abstained, Azzolini abstained, Ruhle yes, Donato yes, Eilert yes, Pronti yes, Finke yes.

**Motion:** Member Eilert seconded by Member Donato moved to approve the minutes of **March 9, 2017.**

**Rollcall:** Trotter yes, Helstoski abstained, Magnusson abstained, Azzolini abstained, Ruhle yes, Donato yes, Eilert yes, Pronti yes, Finke yes.

The meeting was adjourned at 7:55 pm.

Respectfully submitted,

Cathleen Calabro