

MINUTES

June 8, 2017

Meeting of the Wood-Ridge Land Use Board.

The meeting was called to order at 7:03 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, Jeffrey Magnusson, Dominick Azzolini, Robert Ruhle, Michael Donato, Anthony Iacovino, Richard Pronti, Frank Finke.

Absent: Joe DiMarco, Renata Helstoski, Jonathan Braid, Chris Eilert

Secretary: Cathleen Calabro

Attorney: Gerald Salerno

Engineer: Brian Intindola

Planner: Ken Nelson

The board welcomed new member Anthony Iacovino, Alternate #3.

2017-4 Denise Hintzke
93 Madison Street Block 223/1.01
ZB/expansion of back deck

The Board's Chairman announced that **2017-4** was not deemed complete and will not be heard this evening. The applicant will have to resubmit a new application and re-notice.

2017-3 Cheryl Lyons
111 Second Street Block 240/5
ZB/Setbacks/FAR

Mark Musella the applicant's attorney reviewed the application and marked documents into evidence. The applicant is proposing to add a second floor addition above the existing first floor, and on both sides of the structure. This application will require several variances. Please see Neglia's report. A few more exhibits were marked in.

Mia Petrou who is a licensed planner was sworn in. She explained the applicant is proposing to construct an addition on a 50x100 lot, 1100 square foot home with a detached garage in rear of lot. She stated the applicant is proposing to expand the home to accommodate their teenage triplets. A bedroom will be added. The pool has been removed and the basement will remain unfinished. Ms. Petrou reviewed all the plans and variances.

Cheryl Lyons, the owner of the property was sworn in. The applicant stated she looked in other towns but wanted to stay in Wood-Ridge for her children, one of her children is special needs and uses a wheelchair. The renovation will make the home flow smoother. The garage will remain, and the driveway will be untouched. Ingress and egress will not change. The addition will square off the home. The side addition causes the FAR and Bulk requirements.

The board would like the applicant to submit revised calculations and plans from the architect and hear his testimony at the July 13th meeting. It was suggested for the architect to reduce the size of the addition on the right side of the house to eliminate the side yard setback and go back to 6', redesign the dormers and give testimony regarding the driveway.

Ken Nelson would like to clarify that the basement and attic are not habitable.

The application was carried to the July 13, 2017 meeting without further notice.

Board Attorney read the following Resolution:

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

Motion: Member Magnusson seconded by Member Donato moved to approve the above resolution for application 2016-7 as presented.

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

Hearing of citizens: No one wishing to be heard.

Motion: Member Trotter seconded by Member Ruhle moved to approve the **minutes of April 13, 2017.**

Rollcall: Trotter yes, Magnusson yes, Azzolini yes, Ruhle yes, Donato yes, Pronti yes, Finke yes.

The meeting was adjourned at 8:03 pm.

Respectfully submitted,

Cathleen Calabro