

**MINUTES**  
**October 12, 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, Renata Helstoski, Jonathan Braid, Jeffrey Magnusson, Robert Ruhle, Michael Donato, Richard Pronti, Frank Finke.

**Absent:** Joe DiMarco, Dominick Azzolini, Anthony Iacovino, Chris Eilert

**Secretary:** Cathleen Calabro

**Attorney:** Gerald Salerno

**Engineer:** Brian Intindola, Neglia Engineering

**Planner:** Excused

**2017-11 Empanada Shop/ Joni Caldera**  
251B Valley Blvd 312/15  
PB/Change in Tenancy

**Allende Matos** is a licensed architect and planner in the State of New Jersey. He was sworn in. He stated the applicant is proposing to use an existing building that was used as an ice cream shop and turn it into a take-out empanada shop/café. They would be adding a Vent Hood and an Ansul System. It is used to protect the establishment from any flames and acts as a sprinkler system and brings in fresh air. There would be a total of 12 seats.

**Joni Caldera** the owner of the business was sworn in. Hours of operation would be from 11:00 am – 9:00 pm. They would be opened 7 days a week, and would consider delivery in the future. The applicant would accommodate what-ever the town suggests for trash and parking.

**Brian Intindola**, the Boards engineer reviewed his report and suggested the applicant invests in a Static Interceptor, to minimize the cooking smell. If it is cost effective the applicant will comply. Mr. Intindola also asked the applicant to confirm that the grease trap is large enough for the establishment.

The exhibits were marked in.

Hearing of citizens: No one wishing to be heard.

**Motion:** Member Trotter seconded by Member Donato moved to approve the above application per our Engineer's recommendation.

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

**2017-10** John Opaluch

574 Ryerson Ave. Block 300/2

ZB/Convert a single family into a two family home

**Joe Ianiro** the co-owner of the property was sworn in. He resides next door at 576 Ryerson Avenue. He purchased the property next door and is proposing to convert the one family into a two family home. The property requires a lot of work, the town advised them not to use the rear deck. They would like to have the owner's sister move in and rent the other half. The home is already gutted. He stated Ryerson is by the High School and is a cut thru street from Route 17, it is a busy area. There are other 2 family homes in the area 4 of them are on Ryerson Ave. They are willing to reduce the roof line to 30 ft. They are willing to comply with anything the board is asking except for the use. The professional reports were reviewed. A site plan was marked in as A-11, the exhibits were marked in. The addition would be in the rear and above the existing garage. There is enough parking for 4 cars. The width of the house would not change. The applicant is proposing to remove the chimney and add exterior stairs to the upstairs.

**John Opaluch** the co-owner of the property was sworn in. He stated the side yard is still conforming. The applicants do not have professional testimony. They would like to keep the integrity of the master plan regarding the R1 zone.

**Brian Intindola** stated to the applicant that they need to prove to the board that they are not harming the Master Plan and give special reasons for the non-conforming use that they are proposing. He is suggesting to present professional planning testimony for the non-conforming D1 variance. Mr. Intindola explained to the applicant that they have one shot to present their case. If it is denied, they are unable to come back before the board, unless they present substantial changes.

The applicant has decided to adjourn the application and seek expert testimony and return on our November meeting. They do not have to re-notice.

The board chairman announced application 2017-10 will be carried to our November 9, 2017 meeting without having to re-notice.

Board Attorney read the following Resolutions:

**2017-9** Gerard & Louise Lanzerotti  
167 Jocelyn Ave Block 286/9  
PB/Construction of Deck – Height Limit

**Motion:** Member Braid seconded by Member Magnusson moved to approve the above resolution.

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

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

**Motion:** Member Trotter seconded by Member Donato moved to approve the above resolution.

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

**Motion:** Member Magnusson seconded by Member Braid moved to approve the **minutes of September 14, 2017.**

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

There are a few pending applications for November.

The meeting was adjourned at 7:48 pm.

Respectfully submitted,

Cathleen Calabro

