

**MINUTES  
May 10, 2018**

**Meeting of the Wood-Ridge Land Use Board.**

**The meeting was called to order at 7:07 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, Jonathan Braid, Jeffrey Magnusson (arrived 7:23), Dominick Azzolini, Michael Donato, Richard Pronti, Frank Finke.

**Absent:** Renata Helstoski, Joe DiMarco, Robert Ruhle, Anthony Iacovino, Chris Eilert,

**Secretary:** Cathleen Calabro

**Attorney:** Gerald Salerno

**Engineer:** Excused

**Planner:** Excused

**Reading of Resolution:**

**2018-1** New Cingular Wireless (AT&T)  
190 Valley Blvd. (Transformation Life Church)  
Wood-Ridge, NJ 07075

**Motion:** Member Braid seconded by Member Donato moved to approve the resolution for application **2018-1**.

**Rollcall:** Trotter yes, Braid yes, Azzolini abstained, Donato yes, Pronti abstained, Finke yes.

**Motion:** Member Trotter seconded by Member Braid moved to approve the **minutes** of **April 12, 2018**.

**Rollcall:** Trotter yes, Braid yes, Azzolini abstained, Donato yes, Pronti yes, Finke yes.

**2018-2** Norman & Margaret Pettersen  
109 Hackensack St. 242/6.01  
ZB/D1 Convert Back to 2 Family Residence

Only class IV eligible to vote.

The board's attorney explained to the applicant that he is seeking a use variance and under the law at least 5 members need to vote yes, and right now we only have 5 members present. We have one member on their way and would be best to wait a few minutes for him to arrive.

**Norman Petterson** is the owner of the Victorian style home located at 109 Hackensack Street. He was sworn in. The applicant is proposing to convert the existing one family apartment/commercial use office back to a two family home. He would be upgrading the second floor bathroom and install a new kitchen on the first floor. There are 6 parking spots. The front retaining wall would be either repaired or replaced. The exhibits were marked in.

The board's chairman spoke with our Engineer and suggested the approval be contingent on the repair of the retaining wall. He stated the property does meet the positive criteria to grant a D-1 variance.

Hearing of citizens: No one wishing to be heard.

**Motion:** Member Braid seconded by Member Magnusson moved to approve the above application **2018-2**.

**Rollcall:** Trotter yes, Braid yes, Magnusson yes, Azzolini yes, Donato yes, Finke yes.

The decision does not become final until 45 days after the resolution is adopted.

Our next month is scheduled for June 14<sup>th</sup>.

The meeting was adjourned at 7:38 pm.

Respectfully submitted,

Cathleen Calabro