

**MINUTES**  
**Regular Meeting**  
**July 22, 2009**

**Regular Meeting Wood-Ridge Planning Board**  
**The meeting was called to order at 7:06 p.m. with the**  
**Pledge of Allegiance led by 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 Wood-Ridge Independent, The Record, and The Herald News and posted on the bulletin board in the Municipal Building and filed with the Borough Clerk."

ROLL CALL:                    Attendance

**Present:** Nick Riccardella, Rich Carbonaro, Frank Materia, Mark Stellato, Debra Gentile, Frank Finke

**Absent:** Kevin Trotter, Renata Helstoski, Paul Clemente, Chris Eilert

Attorney: Gary Cucchiara

**Application 2006-02**

Planning Board Attorney advised the board this is a site application that was approved by the planning board in 2006. The car wash was located on Route 17 never proceeded with the development. In 2008 legislation passed a law because of the depressed economic times. They wanted to give the developers a chance to get financing and move forward as stated in the Permit Extension Act of 2008. The law extends the period under which they would be required to proceed with the development, in this case it would be 2011.

**Approval of Minutes:**

**Motion:** Member Gentile seconded by Member Finke moved to approve the minutes for July 22, 2009.

Discussion: NONE

**Rollcall:** Trotter absent, Carbonaro abstained, Helstoski absent, Materia abstained, Gentile yes, Riccardella abstained, Stellato abstained, Eilert absent, Clemente absent, Finke yes.

**Board Attorney read the following resolutions:**

Application 2009-8/Change of Ownership/Tenancy/site plan approval Meadowlands Transportation-654 Anderson Ave, 249/1&2

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

Discussion: NONE

**Rollcall:** Trotter yes, Carbonaro absent, Helstoski yes, Materia absent, Gentile yes, Riccardella absent, Stellato absent, Eilert absent, Clemente yes, Finke yes.

Application 2009-9/Change of Ownership/Tenancy/site plan approval 191 Valley Boulevard-aka Wood-Ridge Inn. 292/14

**Motion:** Member Helstoski seconded by Member Clemente moved to approve the above resolution.

Discussion: NONE

**Rollcall:** Trotter yes, Carbonaro absent, Helstoski yes, Materia absent, Gentile yes, Riccardella absent, Stellato absent, Eilert absent, Clemente yes, Finke abstained.

Application 2009-10/Change of Tenancy  
Sung Woo Hong, 261 Hackensack Street/314/19

**Motion:** Member Clemente seconded by Member Helstoski moved to approve the above resolution as amended on record.

Discussion: NONE

**Rollcall:** Trotter yes, Carbonaro absent, Helstoski yes, Materia absent, Gentile yes, Riccardella absent, Stellato absent, Eilert absent, Clemente yes, Finke yes.

**COAH Filing**

The Board's attorney advised the Board that they are still waiting for COAH to make its decision with regard to the objection of the Fair Share Housing Center to the Borough's Fair Share Plan and petition for substantive certification.

Bill Stimmel, Neglia Engineering, updated the Board on the 2009 road paving program.

Chairman Finke announced there would be no meeting for August. The Board would resume their regular schedule in September.

Adjourn 8:03 pm.

Respectfully submitted,

Cathleen Calabro