

## MINUTES

July 13, 2017

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

The meeting was called to order at 7:00 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, Joe DiMarco, Jonathan Braid, Jeffrey Magnusson, Dominick Azzolini, Robert Ruhle, Michael Donato, Anthony Iacovino, Chris Eilert, Richard Pronti, Frank Finke.

**Absent:** Renata Helstoski

**Secretary:** Cathleen Calabro

**Attorney:** Gerald Salerno

**Engineer:** Dave Juzmeski, Neglia Engineering

**Planner:** Excused

The Board's Attorney announced that Application **2017-7** – Tang's Realty, LLC will be carried to our meeting of September 14, 2017 without the requirement of further notice.

**2017-3** Cheryl Lyons

111 Second Street Block 240/5

ZB/Setbacks/FAR

**Mark Musella** the applicant's attorney announced this is a continuation from June 8<sup>th</sup>. The applicant is proposing to add a second floor addition above the existing first floor, and renovate. He asked that the board incorporate Ms. Petrou's testimony from last hearing be a part of the record today. The applicant submitted revised plans. Additional exhibits were marked in.

**Demetrios Kaltsis** who is a licensed architect was sworn in. He reviewed the revised plans.

Mr. Kaltsis gave testimony stating that the applicant reduced the size of the addition to conform with the Borough's zoning requirements. By doing so the applicant eliminated the need for a side yard variance and reduced the FAR to 65.85 and lot coverage to 34.4%. The in-ground pool will be removed.

Hearing of citizens: No one wishing to be heard.

**Motion:** Member Azzolini seconded by Member Ruhle moved to approve the above application as presented.

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

The Board's chairman announced that due to the time restraint our Board's attorney prepared a resolution that the board can vote on this evening.

Board Attorney read the following Resolution:

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

**Motion:** Member Magnusson seconded by Member Trotter moved to approve the above resolution for application 2017-3 as presented.

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

**2017-5** Pat Geis  
128 Helm Ave Block 283/1  
ZB/Construction of elevated rear deck

Patricia and Daniel Geis the owners of the property were sworn in. She is proposing to construct a deck with stairs off her main level on second floor. It would be built over the concrete patio. The applicant has privacy on all sides of her property. Their shrubbery exceeds the height of their own home and are unable to see their neighbors.

Hearing of citizens: No one wishing to be heard.

**Motion:** Member Eilert seconded by Member Braid moved to approve the above application for 2017-5 as presented.

**Rollcall:** Trotter yes, DiMarco yes, Braid yes, Magnusson yes, Azzolini yes, Ruhle yes, Donato yes, Iacovino yes, Eilert yes, Pronti yes, Finke yes.

**2017-6** Jeffrey Rennie

18 Hackensack Street Block 207/7.03

ZB/Construction of Deck – Height Limit

**Jeffrey Rennie & Natalie Soto** the owners of the property were sworn in. The exhibits were marked in. They are proposing to construct a 28x10 ft deck off the first level of their home. The rear yard of the house slopes down creating a height limit variance. There is also a rear yard setback variance. The applicant agreed to reduce the width of the deck to 27ft to eliminate the side yard variance. The height is approximately 8ft off the ground.

Hearing of citizens: No one wishing to be heard.

**Motion:** Member Eilert seconded by Member Donato moved to approve the above application for 2017-6 with the modification of reducing the width to 27 feet.

**Rollcall:** Trotter yes, DiMarco yes, Braid yes, Magnusson yes, Azzolini yes, Ruhle yes, Donato yes, Iacovino yes, Eilert yes, Pronti yes, Finke yes.

**BOND ORDINANCE NO. 2017-9** (2017 Road Resurfacing Program)

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE 2017 ROAD RESURFACING PROGRAM IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,950,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

**Motion:** Member Trotter seconded by Member Ruhle moved to recommend to Mayor & Council the adoption of Bond Ordinance 2017-9 (2017-Road Resurfacing Program)

**Rollcall:** Trotter yes, DiMarco yes, Braid yes, Magnusson yes, Azzolini yes, Ruhle yes, Donato yes, Iacovino yes, Eilert yes, Pronti yes, Finke yes.

**Motion:** Member Azzolini seconded by Member Donato moved to approve the **minutes** of **June 8, 2017**.

**Rollcall:** Trotter yes, DiMarco abstained, Braid abstained, Magnusson yes, Azzolini yes, Ruhle yes, Donato yes, Iacovino yes, Eilert abstained, Pronti yes, Finke yes.

The August meeting was cancelled and the board will resume September 14, 2017

The meeting was adjourned at 7:33 pm.

Respectfully submitted,

Cathleen Calabro