

## MINUTES

September 14, 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, Dominick Azzolini, Robert Ruhle, Michael Donato, Chris Eilert, Richard Pronti, Frank Finke.

**Absent:** Joe DiMarco, Anthony Iacovino

**Secretary:** Cathleen Calabro

**Attorney:** Gerald Salerno

**Engineer:** Brian Intindola, Neglia Engineering

**Planner:** Excused

The Applicant's Attorney Sam Reale announced that a legal issued arose this afternoon preventing them to have the board hear his client's Application **2017-7** – Tang's Realty, LLC. He requested that the board carry the application for 60 days. The board is going to require the applicant to re-notice.

**2017-9** Gerard & Louise Lanzerotti

167 Jocelyn Ave Block 286/9

PB/Construction of Deck – Height Limit

**Jerry Lanzerotti** the owner of the property was sworn in. The exhibits were marked. The applicant proposes to replace the existing concrete patio with a 20x12 foot deck, 8 ft high requiring a variance. The home is a split level and the deck would be on the first floor off the dining room. The applicant's back yard faces Ingerman Apartments in Wesmont Station.

Hearing of citizens: No one wishing to be heard.

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

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

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

**Frank Luciano** the Applicant's attorney indicated on behalf of his client, she was out of the country. A lengthy discussion ensued regarding the variances required. The height of the deck will not change nor will the width, the depth is going to change. The deck is going to act as a roof to the proposed sunroom. The existing deck is located in the rear of the home off the kitchen measuring 3'9". The proposed expansion would be to 10'6" off the master bedroom.

**Motion:** Member Trotter seconded by Member Magnusson moved to recommend modifying the application from a D variance to a C variance for rear deck height.

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

The full board is now eligible hear the application. The applicant is now seeking only 3 C variances.

The exhibits were marked in evidence.

Applicant's attorney reviewed exhibit A-10 the owner's certification. The applicant is proposing to construct a first-floor addition and extension of the existing deck. A lengthy discussion ensued regarding the calculations of deck, lot coverage and sun room. Neglia's report page 2 was reviewed. There would be a 6' rear yard encroachment. Lot coverage is 33% and 31% is existing.

**Mr. Mileto** resides in Long Valley and is a licensed architect and planner in the State of New Jersey. He was sworn in. He stated the applicant is proposing to extend their outdoor living area in order to enjoy their yard. The deck would act as a roof for the proposed sunroom. The 2 variances in question are:

C-1 hardship variance

C-2 benefit out-weigh the detriment.

Mr. Mileto does not see any detriment with this application, the applicant is looking to enjoy her yard. The sun room is 12' wide by 10' deep from the house.

Hearing of citizens: No one wishing to be heard.

**Brian Intindola** made comment with regard to the resolution, stating there should be a resolution compliance check and construction documents should not be released until Neglia reviews the final plans which should be submitted and sealed by a NJ licensed architect.

The encroachment of the home is from the deck to the property line, setback would be 25-26'.

**Motion:** Member Eilert seconded by Member Braid moved to approve all three (3) variances contingent on: Deck height not to be increased, Lot Coverage not exceed 33% or be in excess of 3% over the limit, Setback should not be less than 26' of rear yard setback from sunroom to the rear property line. Also, a plan signed and sealed by a licensed NJ Architect be submitted to the Borough Engineer and Building Department for review and Dimension of deck not to exceed footprint of sunroom.

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

Borough Administrator Eilert excused himself at 7:50 pm.

Board Attorney read the following Resolutions:

**2017-5** Pat Geis  
128 Helm Ave Block283/1  
ZB/Construction of elevated rear deck

**Motion:** Member Trotter seconded by Member Magnusson moved to approve the above resolution for application **2017-5** as presented.

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

**2017-6** Jeffrey Rennie  
18 Hackensack Street Block 207/7.03  
ZB/Construction of Deck – Height Limit

**Motion:** Member Magnusson seconded by Member Ruhle moved to approve the above resolution for application **2017-6** as presented.

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

**BOND ORDINANCE NO. 2017-10 (DPW Garage)**

BOND ORDINANCE TO AUTHORIZE THE CONSTRUCTION OF A NEW DEPARTMENT OF PUBLIC WORKS GARAGE IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$2,800,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, 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 Helstoski seconded by Member Azzolini moved to recommend to Mayor & Council the adoption of Bond Ordinance 2017-10 (DPW Garage)

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

**Motion:** Member Braid seconded by Member Magnusson moved to approve the **minutes of July 13, 2017.**

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

There are a couple of applications pending for October.  
A discussion ensued regarding deck setbacks and height.

The meeting was adjourned at 8:02 pm.

Respectfully submitted,

Cathleen Calabro