

## Borough of Wood-Ridge Land Use Board

Minutes of the Meeting  
June 14, 2018 – 7:00pm

### Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:00pm by Chairman Finke. Administrator Eilert acted as Board Secretary. Administrator Eilert read the Open Public Meetings Act Statement. The Pledge of Allegiance was recited. Attendance was as follows:

<b>Class IV Members:</b>	Chairman Frank Finke - present
	Vice Chair Kevin Trotter - present
	Renata Helstoski - present
	Jonathan Braid - present
	Dominick Azzolini - excused
	Jeffrey Magnusson - excused
<b>Class I Member (Mayor's Alternate):</b>	Borough Administrator Christopher Eilert - present
<b>Class II Member:</b>	Zoning Officer Richard Pronti - present
<b>Class III Member:</b>	Councilman Joseph DiMarco - excused
<b>Class IV Alternate Members:</b>	Robert Ruhle (Alternate #1) - present
	Michael Donato (Alternate #2) - present
	Anthony Iacovino (Alternate #3) - present
<b>Secretary:</b>	Cathleen Calabro - excused
<b>Attorney:</b>	Gerald Salerno, Esq. - present
<b>Engineer:</b>	Brian Intindola, PE - excused
<b>Planner:</b>	Ken Nelson, PP - excused

Approval of the minutes of the May 10, 2018 meeting and of the Resolution for Application 2018-2 were carried to the agenda of the Special Meeting scheduled for later that evening at 7:10pm. At the request the applicant's attorney, John Molinelli, Application 2018-4 Briad Development LLC was withdrawn and removed from the agenda prior to the meeting with the expectation that it will be refiled for the July 12, 2018 meeting.

There was no old business. Under new business the following applications were discussed:

Application 2018-3 Antonio Roig, 61 5<sup>th</sup> Street, Block 216, Lot 10  
Bulk variance for setback for addition to the rear of the home

Mr. Roig was called to the dais, but was not sworn in. Board Attorney Salerno informed Mr. Roig that it appeared that his addition might result in the home exceeding the maximum floor area ratio standard, which, if it did, would require a floor area ratio (FAR) variance which is a D4 Use Variance. Mr. Salerno explained to Mr. Roig that he needed to have a licensed architect calculate the floor area ratio to determine if the home with the proposed addition would exceed the maximum FAR. If it did not exceed the maximum FAR then he could submit the architect's certification of the calculation at the July 12, 2018 meeting and proceed with his application at that time. Mr. Salerno further explained that if a FAR variance was needed he would need to refile his application to apply for both the Bulk Variance and the FAR Use Variance and would also need to re-notice his new application. Mr. Roig answered that he understood the issue and would consult with an architect and come to July 12, 2018 meeting.

Mr. Salerno announced that the application would be carried without the need for new notice to the July 12, 2018 meeting, pending the determination of the home's floor area ratio.

There was no other new business. The hearing of citizens was opened by Chairman Finke at 7:07pm. No one wished to be heard. Chairman Finke closed the hearing of citizens at 7:08pm. With no other business before the board, the meeting was adjourned at 7:09pm on a motion by Donato, second by Trotter and on vote of acclamation by all members present.

Submitted by:

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Christopher W. Eilert, Acting Board Secretary

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Date

**Borough of Wood-Ridge Land Use Board**

**Minutes of the Special Meeting  
June 14, 2018 – 7:10pm**

**Wood-Ridge Municipal Building Council Chamber**

The special meeting was called to order at 7:10pm by Chairman Finke. Administrator Eilert acted as Board Secretary. Administrator Eilert read the Open Public Meetings Act Statement. The Pledge of Allegiance was recited. Attendance was as follows:

<b>Class IV Members:</b>	Chairman Frank Finke - present Vice Chair Kevin Trotter - present Renata Helstoski - present Jonathan Braid - present Dominick Azzolini - excused Jeffrey Magnusson - excused
<b>Class I Member (Mayor's Alternate):</b>	Borough Administrator Christopher Eilert - present
<b>Class II Member:</b>	Zoning Officer Richard Pronti - present
<b>Class III Member:</b>	Councilman Joseph DiMarco - excused
<b>Class IV Alternate Members:</b>	Robert Ruhle (Alternate #1) - present Michael Donato (Alternate #2) - present Anthony Iacovino (Alternate #3) - present
<b>Secretary:</b>	Cathleen Calabro - excused
<b>Attorney:</b>	Gerald Salerno, Esq. - present
<b>Engineer:</b>	Brian Intindola, PE - excused
<b>Planner:</b>	Ken Nelson, PP - excused

The minutes of the May 10, 2018 meeting were approved on a motion by Trotter, second by Braid and roll call of all members present voting Yes, except Helstoski and Ruhle, who Abstained.

There was no old business. Under new business the following resolutions were adopted:

Resolution #186-1 adopting official newspapers and annual notice of schedule of Board meetings and ratifying all prior actions of the Board in 2018 on a motion by Eilert, second by Braid and roll call of all members present voting Yes.

Resolution #2018-2R approving application 2018-2 Pettersen 109 Hackensack St. Block 242, Lot 6.01 on a motion by Donato, second by Trotter and roll call of all members present voting Yes, except Helstoski, Eilert, Pronti and Ruhle, who Abstained.

There was no other new business. The hearing of citizens was opened by Chairman Finke at 7:18pm. No one wished to be heard. Chairman Finke closed the hearing of citizens at 7:19pm. With no other business before the board, the meeting was adjourned at 7:22pm on a motion by Donato, second by Trotter and on vote of acclamation by all members present.

Submitted by:

\_\_\_\_\_  
Christopher W. Eilert, Acting Board Secretary

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Date