

Borough of Wood-Ridge Land Use Board

Minutes of the Meeting

December 13, 2018

Wood-Ridge Municipal Building Council Chamber

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

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

Under old business the following application was presented:

**2018-6A** Eric Williams, 552 Ryerson Ave. Block 299 Lot 6  
Addition/side yard setback

Eric Williams was sworn in. He is proposing to do a rear yard extension on the second floor of his home for his growing family. He is also seeking to construct a portico in front of his home to provide weather protection and improve aesthetics. He is requesting a variance on a non-conforming structure. The addition is on the west side of the house, there is no change to the first floor. The footprint of the stairs will not change. The encroachment will not exceed what is already there. The exhibits were marked in.

Chairman Finke declared the hearing of citizens to be open. With no one wishing to be heard, the hearing of citizens was closed.

**Application 2018-6A** was approved on a motion by Trotter second by Eilert and a roll call of all members present voting yes.

**2018-7A** Anthony Guerriero  
186 Hillcrest Avenue, Block 294 Lot 17  
Subdivision

Anthony Guerriero was sworn in. He is the owner of the property and is seeking minor subdivision approval. He is proposing to demolish the existing single family home and subdivide into two conforming single family homes one lot being 50x100 and the corner lot would be 62x100. No variances are needed. The tree will be removed. The applicant stated it is a simple subdivision with no issues. The exhibits were marked in.

Chairman Finke declared the hearing of citizens to be open.

**Mike Schneider** who resides at 194 Hillcrest Ave was sworn in. He is concerned with the size of the structure on the 50x100 lot, he is also concerned with the removal of the existing tree. The applicant will conform to the dimensions required.

**Application 2018-7A** was approved on a motion by Eilert second by Braid and a roll call of all members present voting yes.

Under new business, the following resolution was adopted.

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

**Application 2018-3AR** was approved on a motion by Eilert second by Ruhle and a roll call of all members present voting yes.

The minutes of the **September 13, 2018** meeting were approved on a motion by Trotter, second by Eilert and a roll call of all members present voting yes.

Under new business, the following Ordinance was approved for recommendation.

**Bond Ordinance 2018-9** BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$600,000 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.

**Bond Ordinance 2018-9** was moved to recommend to Mayor & Council the adoption of BO 2018-9 (Public Improvements) on a motion by Eilert, second by Braid and a roll call of all members present voting yes.

A discussion ensued regarding the meeting dates. It was agreed to move the meetings to the first Tuesday for 2019 with a few exceptions. The dates would be adopted at the Re-Organization meeting scheduled for January 8, 2019.

A discussion ensued regarding a potential applicant in February, located at 41 Hackensack Street.

Another discussion ensued regarding simple applications not coming before the board. The board will take a look at possibly amending their zoning codes.

Merry Christmas everyone.  
With no other business before the board, the meeting was adjourned at 7:43 pm.

Submitted by:

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Cathleen Calabro, Land Use Board Secretary

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Date