

Borough of Wood-Ridge Land Use Board

Minutes of the March 5, 2019 Meeting

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:10 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 – excused
	Jonathan Braid – excused
	Dominick Azzolini – arrived 7:25 pm
	Jeffrey Magnusson – present
	Robert Ruhle – present
Class I Member (Mayor’s Alternate):	Borough Administrator Christopher Eilert – present
Class II Member:	Zoning Officer Richard Pronti – excused
Class III Member:	Councilman Joseph DiMarco – excused
Class IV Alternate Members:	Michael Donato (Alternate #1) – present
	Anthony Iacovino (Alternate #2) – excused
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer:	Brian Intindola, PE – present
Planner:	Ken Nelson, PP – excused

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

Application 2019-7A Aylin Mahmut, 253 Valley Boulevard – 312/15
Change in Tenancy - Get Well Physical Therapy

Aylin Mahmut the owner of the business who is a licensed therapist was sworn in. The exhibits were marked in. She presented to the board that she is proposing to open a Physical Therapy Office located at 253 Valley Boulevard. The applicant reviewed the plans with the board. Days and hours of operation would be Monday, Wednesday, and Friday from 7:00 am until 8:00 pm and Saturday from 8:00 am until 2:00 pm.

There would be 1 employee operating the front desk and the owner as the therapist. The Applicant signed a 3 year lease on February 1, 2019. Patients would be see in 1 hour intervals, which would consist of mostly senior citizens and adults, no young children. The basement is unfinished and would only be used for filing. There is parking in the rear for staff. The professional report was reviewed, and stated the applicant is consistent with the master plan as a professional office and does comply. The front entrance is handicap accessible.

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

Application 2019-7A was approved on a motion by Eilert deeming the application is not a use variance and a change of occupancy be granted and there would be no restrictions on days of operation second by Magnusson and a roll call of all members present voting yes. The minutes of the **January 8, 2019** Re-Organization Meeting were approved on a motion by Eilert, second by Donato and a roll call of all members present voting yes.

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

BOND ORDINANCE 2019-2 –Acquisition of real property

BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR USE AS A PARKING LOT IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$450,000 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 2019-2 was moved to recommend to Mayor and Council the adoption of BO 2019-2 on a motion by Donato, second by Ruhle and a roll call of all members present voting yes.

Appointment of James Novello, Esq. of East Rutherford as conflict attorney of the Land Use Board was approved on a motion by Eilert second by Magnusson and a roll call of all members present voting yes.

Board Attorney Gerald Salerno stepped down and James Novello continued with the application.

Application 2019-8A Dr. Robert Gagliardi, 102 Fourth Street – 239/8
Rear and side yard setbacks, Building Coverage
Rear yard Cabana

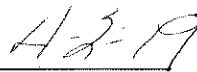
Gary Cucchiara the applicant's attorney explained to the board that his applicant is seeking a bulk variance for a rear yard covered cabana. The construction is almost complete and they are asking for approval of a bulk variance in order to proceed with the project. The applicant is going to revise their plans to move the proposed cabana to be in compliance with the rear and side yard setbacks. The applicant is requesting an adjournment and carry their application to the boards next scheduled meeting, April 2nd without further notice.

The board's attorney approved the adjournment to April 2, 2019

With no other business before the board, the meeting was adjourned at 7:35 pm.

Submitted by:


Cathleen Calabro, Land Use Board Secretary


Date