

Borough of Wood-Ridge Land Use Board

Minutes of the November 14, 2019 Meeting

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 Jonathan Braid – excused Dominick Azzolini – excused Jeffrey Magnusson – present Robert Ruhle – 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:	Michael Donato (Alternate #1) – present Anthony Iacovino (Alt. #2) – present
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer:	Brian Intindola, PE – excused
Planner:	Ken Nelson, PP – excused

The minutes of the October 1, 2019 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 application was presented.

2019-19A Ms. Osris Salcedo
397 Highland Ave. 305/18
2nd floor addition encroach
Front yard setback.

Gerald Friend the applicant’s attorney presented the application. The applicant is proposing to construct a second floor addition to the existing home. He explained his client meets all the Borough’s requirements except for the front yard setback, 25-feet is required and the proposed is 17.85 feet.

Eduardo Galarza, the applicants architect was sworn in. He stated the front façade is carried up to the second level and is recessed by 3 feet to make the setback 20 feet. The existing two bay windows and front stairs are staying. The applicant will comply with the engineers request regarding storm water system. The applicant will send a letter to the engineer regarding what was done to remedy the storm water concern. The exhibits were marked in.

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

Application 2019-19A Salcedo was approved on a motion by Eilert with the condition of an approval letter from our engineer regarding the storm water system second by Ruhle, and a roll call of all members present voting yes.

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

BOND ORDINANCE NO. 2019-15

BOND ORDINANCE TO AUTHORIZE THE DESIGN PHASE FOR THE CONSTRUCTION OF THE WOOD-RIDGE ATHLETIC COMPLEX TO BE LOCATED ON KENNEDY LANE IN THE WESMONT STATION NEIGHBORHOOD IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$500,000 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 2019-15 was moved to recommend to Mayor and Council the adoption of BO 2019-15 on a motion by Magnusson, second by Trotter and a roll call of all members present voting yes.

Other new business the following resolution was approved and voted on:

Resolution 2019-18A Duke Realty was approved on a motion by Pronti second by Ruhle, and a roll call of all members present voting yes.

Member Eilert informed the board that Ken Nelson notified Mayor & Council that he will be retiring and he is not interested in being reappointed as our Planner. Ken has been our Planner for more than 20 years. He was very instrumental in the redevelopment process. He served the Borough well. The Borough will honor him sometime in the future.

The December meeting may be cancelled.
Reorg meeting is scheduled for January 7, 2020

With no other business before the board, the meeting was adjourned at 7:23 pm.
Happy Thanksgiving

Submitted by:

Cathleen Calabro, Land Use Board Secretary

Date