

Borough of Wood-Ridge Land Use Board

Minutes of the January 7, 2020 ReOrg 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 – present
	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 – excused
Class III Member:	Councilman Joseph DiMarco – present
Class IV Alternate Members:	Michael Donato (Alternate #1) – present
	Anthony Iacovino (Alt. #2) – present
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE – present

Nominations for Land Use Board positions:

Nomination of **Frank Finke** as Chairman of the Land Use Board was approved on a motion by Eilert second by Trotter and a roll call of all members present voting yes except Finke abstaining.

Nomination of **Kevin Trotter** as Vice Chairman of the Land Use Board was approved on a motion by Eilert second by DiMarco and a roll call of all members present voting yes except Trotter abstaining.

Nomination of **Cathleen Calabro** as Recording Secretary of the Land Use Board was approved on a motion by Eilert second by Braid and a roll call of all members present voting yes.

Nomination of **Kellie Romero** as Financial Secretary of the Land Use Board was approved on a motion by Eilert second by Ruhle and a roll call of all members present voting yes.

Nomination of **Gerald Salerno** as Board Attorney of the Land Use Board was approved on a motion by Eilert second by DiMarco and a roll call of all members present voting yes.

Nomination of **Neglia Engineering** as Board Engineer of the Land Use Board was approved on a motion by Eilert second by Donato and a roll call of all members present voting yes.

Nomination of **Neglia Engineering** as Planning Consultant of the Land Use Board was approved on a motion by Eilert second by Iacovino and a roll call of all members present voting yes.

CONSENT AGENDA:

All matters listed below are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items. If any discussion is desired by the Board Members, that particular item will be removed from the Consent Agenda and will be considered separately.

MINUTES:

Minutes of the Regular Meeting of November 14, 2019

RESOLUTIONS: Adoption of the following

Resolution 2020-1BR Designate Newspapers
Resolution 2020-2BR Meeting dates 2020
Resolution 2020-3BR Appointment of Board Attorney
Resolution 2020-4BR Appointment of Board Engineer
Resolution 2020-5BR Appointment of Board Planner

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

Bond Ordinance 2019-18

BOND ORDINANCE TO AUTHORIZE THE REPLACEMENT OF THE SYNTHETIC ATHLETIC FIELDS AND TRACK AT DONNA RICKER MEMORIAL FIELD (PHASE I) IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,050,000 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.

Board member Eilert, second by Trotter moved to the adoption of all matters on the above **Consent Agenda** and a roll call of all members voting yes.

Under new business the following applications were presented.

2019-20A Mike & Francesca Martinelli
147 Second Street 267/3
Rear addition

Vincent Graziano the applicant's architect was sworn in. He explained the applicant is proposing to add a rear kitchen addition to the existing 2 story home. The existing home has a 12.67 and 2.72 setback, the applicant is proposing 19.24 and 2.60 where 6ft is required. The house is skewed a bit causing the variance. The applicant is in compliant with all the other zoning regulations. They are continuing the addition along the same line of the existing house.

Brian Intindola had no concerns with the addition.

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 2019-20A Martinelli was approved on a motion by Eilert second by Ruhle, and a roll call of all members present voting yes.

Member Eilert is within the 200ft radius and will recuse himself from the hearing of the following application.

2019-21A Anthony Guerriero
307 Union Ave 233/7
Subdivision

James Novello, Esq. the applicant's attorney explained that his client is proposing a minor subdivision and a variance for the corner side yard setback. The existing set back is 14.9, the applicant is proposing 8.2 where 12ft is required. The existing lot will be subdivided into two 50x100 conforming lots. The only witness this evening is the owner of the property. The exhibits were marked in.

Chairman Finke inquired about the variance for building coverage.

Brian Intindola explained to the board that the applicant can continue as a subdivision application with no variances and a separate one for the building coverage with a variance. Mr. Novello stated they were there for a corner lot subdivision with a side yard setback. He did not notice the variance for the building coverage. This would create 2 variances for the corner lot.

A discussion ensued regarding the building coverage

Anthony Guerriero the owner of the property was sworn in. He believes the building coverage calculation is a typo. He first apologized to the board for the error in the calculation of the building coverage.

He then explained his proposal is a subdivision of a 100x100 lot split in half and that the next is a variance to the corner lot from 12ft required to 8.2 ft.

Mr. Novello asked for an adjournment of their proceeding so that the applicant can resubmit another survey. The applicant will be carried to the Board's February meeting without further notice.

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

With no other business before the board, the meeting was adjourned at 7:30 pm.

Submitted by:

Cathleen Calabro, Land Use Board Secretary

Date