

Borough of Wood-Ridge Land Use Board

Minutes of the February 4, 2020 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 – excused
	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 – present
Class IV Alternate Members:	Michael Donato (Alternate #1) – present
	Anthony Iacovino (Alt. #2) – absent
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE – present

The minutes of the **January 7, 2020** Re-Org meeting were approved on a motion by Braid second by Eilert and a roll call of all members present voting yes except Pronti who abstained.

Under old business the following application was presented:

This application was carried from the January 7, 2020 meeting.

Member Eilert recused himself from the hearing of Application 2019-21A.

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 a side yard setback from 12ft. requirement to 8.2ft on the corner lot. He also stated that the error on the prior subdivision plans have been rectified. Exhibit A-9 Revised Survey has been added to the exhibit list. The lot will be divided into two 1 family homes. The applicant is the owner and developer.

Anthony Guerriero was sworn in. His company will be building the homes. The applicant stated by granting the 8ft variance the house would conform with all the other houses in town.

There would be no negative impact. The applicant consented to the stipulations on Neglia's report.

Brian Intindola, the board engineer reviewed his report. He stated it is a typical side yard type variance for a corner lot.

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

A discussion ensued regarding the corner lot setback and the size of the home. There is no sidewalk on that corner.

The hardship would be the narrowness of the home and fall out of conformity with the other frontage of the homes. He would like to make the houses the same size. A C-2 variance would apply.

A 10ft variance was suggested to split the difference in the request.

The motion was bifurcated.

Application 2019-21A for a subdivision was approved on a motion by Trotter second by DiMarco, and a roll call of all members present voting yes.

Application 2019-21A motion by Trotter to deny the side yard setback variance at 10ft second by Ruhle, with a rollcall of Trotter yes, DiMarco no, Ruhle yes, Donato no, Pronti no, Finke yes.

Application 2019-21A motion by Braid to approve the side yard setback variance at 10ft second by DiMarco, with a rollcall of Trotter no, DiMarco yes, Ruhle no, Donato yes, Pronti yes, Finke no.

Under New Business the following application was presented.

2020-22A Artur Myrto
549 Ryerson Ave 308/6
Rear Deck

Artur Myrto the owner of the property presented his application.

Board Attorney Salerno clarified the application with the board's engineer, Brian Intindola. The application is for the addition of a deck to an existing non-conforming 2 family home in a one family zone. This application is the expansion of a non-conforming use which requires a D variance. Only class IV members can vote on this application, which leaves 5 members remaining to vote.

Brian Intindola suggested to the applicant to come back to the board with an attorney so that he could set up the variances, the justifications, and the reasons why.

The Board's Attorney stated to the applicant that he would have to re-notice with more detail. The applicant will carry to the March meeting and will have to re-notice.

Under new business, the following Resolution was approved.

Resolution 2019-20AR Mike & Francesca Martinelli was approved on a motion by Trotter second by Ruhle and a roll call of everyone present voting yes.

Chairman Finke declared the hearing of citizens to be open.

Red Castner who resides at 230 Innes Road is concerned with Wesmont Station doing construction on Sunday's. The Borough Administrator stated that an officer had gone to the site immediately and stopped the construction. The project manager notified the Borough Administrator claiming he had no knowledge of the subcontractor working on Sunday's. A police report was filed and the subcontractor was issued a summons.

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

There will be a meeting next month for Wesmont Station. They will be submitting an application for their final phase of the project for the apartments on Passaic Street.

With no other business before the board, the meeting was adjourned at 7:48 pm.

Submitted by:

Cathleen Calabro
Cathleen Calabro, Land Use Board Secretary

3-3-2020
Date