

Borough of Wood-Ridge Land Use Board

Minutes of the June 9, 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 via Zoom
	Jonathan Braid – excused
	Dominick Azzolini – excused
	Jeffrey Magnusson – present via Zoom
	Robert Ruhle – present via Zoom
Class I Member (Mayor’s Alternate):	Borough Administrator Christopher Eilert – present
Class II Member:	Zoning Officer Richard Pronti – present via Zoom
Class III Member:	Councilman Joseph DiMarco – excused
Class IV Alternate Members:	Michael Donato (Alternate #1) – present via Zoom 7:04
	Anthony Iacovino (Alt. #2) – excused
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	David Juzneski, PE – present via Zoom

The minutes of the **March 27, 2020** meeting were approved on a motion by Eilert second by Trotter and a roll call of all members present voting yes except Magnusson who abstained.

Under New Business the following Application was presented:

2020-25A Alex Kouros
64 Hill Street Block 223/14
Variance - Rear Deck Height

Alex Kouros, the owner of the property was sworn in. He is proposing to construct a 20x25 wooden rear deck off their main level on the 2nd floor. The height of the new deck would be 9.2 ft. exceeding the 4 ft. required. The applicant’s rear yard is on a slope causing the height variance. The deck would be over the basement door. The applicant stated that his neighbors have similar rear decks. There are no other variances.
The exhibits were marked in.

David Juzneski from Neglia Engineering stated the only variance is the deck height. This application is a C1 variance based on the topography of the site. The site drops off to the back. The application will not cause any detriment to the public good.

Chairman Finke declared the hearing of citizens to be open.

John Wallerman resides across the street from the applicant and was in support of the application.

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

Application 2020-25A was approved for a height deck hardship variance on a motion by Eilert second by Magnusson, and a roll call of all members present voting yes.

The board granted approval to the applicant to start building his deck prior to the resolution being memorialized. He will have to get his permit from our construction office.

The board's attorney stated to the applicant that you will proceed at your own risk, technically according the law a variance is not final until a resolution is adopted and has been published in the official newspaper and that any party can take an appeal within 45 days.

Also Under new business, the following Ordinances were approved for recommendation.

Bond Ordinance #2020-5 (Donna Ricker Field)

BOND ORDINANCE TO AUTHORIZE THE REPLACEMENT OF THE SYNTHETIC ATHLETIC FIELDS AND TRACK AT DONNA RICKER MEMORIAL FIELD (PHASE II) IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$825,000 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 2020-5 was moved to recommend to Mayor and Council the adoption of BO 2020-5 on a motion by Eilert, second by Trotter and a roll call of all members present voting yes.

Ordinance #2020-7

AN ORDINANCE TO AMEND THE WOOD-RIDGE CODE SPECIFICALLY CHAPTER 513 ENTITLED VEHICLES AND TRAFFIC.

Ordinance 2020-7 was moved to recommend to Mayor and Council the adoption of Ordinance 2020-7 on a motion by Eilert, second by Pronti and a roll call of all members present voting yes.

Ordinance #2020-9

AN ORDINANCE AMENDING CHAPTER 530 OF THE "ZONING PROVISIONS" OF THE BOROUGH OF WOOD-RIDGE ZONING ORDINANCE.


Ordinance 2020-9 was moved to recommend to Mayor and Council the adoption of Ordinance 2020-9 on a motion by Eilert, second by Ruhle and a roll call of all members present voting yes.

The Borough Administrator advised the board, that the current date of our meeting for July 7, 2020 will not be on that day because due to COVID-19 the Primary Elections have been rescheduled to then and the council chambers is a polling location.


The next meeting will be scheduled after July 7, 2020 and a group text will be sent when the date is determined.

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

Submitted by:



Cathleen Calabro, Land Use Board Secretary



Date