

Borough of Wood-Ridge Land Use Board

Minutes of the July 28, 2020 Special Meeting

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 6:15 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 – excused
Class II Member:	Zoning Officer Richard Pronti – present via Zoom
Class III Member:	Councilman Joseph DiMarco – present via Zoom
Class IV Alternate Members:	Michael Donato (Alternate #1) – present via Zoom
	Anthony Iacovino (Alt. #2) – present via Zoom
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present via Zoom
Engineer/Planner	Brian Intindola, PE – present via Zoom

The minutes of the **June 9, 2020** meeting were approved on a motion by Trotter second by Magnusson and a roll call of all members present voting yes except Ruhle who abstained.

**Application 2020-27A 155 14<sup>th</sup> Street was administratively approved by the Zoning Officer pursuant to the front yard setback exception for front steps.**

Under New Business the following Application was presented:

**2020-28A** Anthony Mangarella  
268 Wood-Ridge St. Block 309/16  
Deck Height

**Anthony Mangarella**, the owner of the property was sworn in. He is proposing to construct a rear treated wood deck flushed to the 1<sup>st</sup> floor and a second deck off the master bedroom attached to the 2<sup>nd</sup> floor. The lower level deck exceeds the 4ft threshold. The property slopes down creating the variance. The first-floor deck measurements would be 22ft wide 6 deep 7ft high. The second-floor deck off the master bedroom would measure 9ft wide 6 feet deep 17.2 ft high. No staircase from 2<sup>nd</sup> floor to 1<sup>st</sup> floor. The 2<sup>nd</sup> floor deck would be a balcony. The applicant reviewed the photos. The deck does not infringe with the pool area.

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

**Brian Intindola** of Neglia Engineering stated the application will not cause detriment to the borough's Master Plan.

**Application 2020-28A** was approved for a height deck hardship variance on a motion by Trotter second by Pronti, and a roll call of all members present voting yes.

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

**Bond Ordinance #2020-12 (2020 Road Resurfacing)**

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE 2020 ROAD RESURFACING PROGRAM IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,750,000 TO PAY THE COST THEREOF, 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 2020-12 was moved to recommend to Mayor and Council the adoption of BO 2020-12 on a motion by Trotter, second by Pronti and a roll call of all members present voting yes.

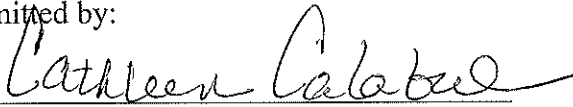
Also Under new business, the following Resolution was approved.

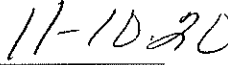
**Resolution 2020-25AR** Alex Kouros was approved on a motion by Magnusson and second by DiMarco and a roll call of everyone present voting yes except Ruhle who abstained.

The August 4, 2020 meeting is cancelled due to lack of an agenda.

With no other business before the board, the meeting was adjourned at 6:33 pm.

Submitted by:

  
Cathleen Calabro, Land Use Board Secretary

  
Date