

Borough of Wood-Ridge Land Use Board  
Minutes of the January 12, 2021 Re-Org Meeting  
Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:05 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
	Dominick Azzolini – present via Zoom
	Jeffrey Magnusson – present via Zoom
	Robert Ruhle – present via Zoom
	Michael Donato - present via Zoom
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 via Zoom
Class IV Alternate Members:	Anthony Iacovino (Alt. #1) – present via Zoom
	Christopher J. Inserra (Alt #2)-present via Zoom
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present via Zoom
Engineer/Planner	John Dunlea, PE – present via Zoom

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 Pronti and a roll call of all members present voting yes.

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

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

Nomination of **Neglia Engineering** as Board Engineer of the Land Use Board was approved on a motion by Eilert second by Pronti 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 Pronti 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 December 1, 2020

**RESOLUTIONS:** Adoption of the following

Resolution 2021-1BR Designate Newspapers  
Resolution 2021-2BR Meeting dates 2021  
Resolution 2021-3BR Appointment of Board Attorney  
Resolution 2021-4BR Appointment of Board Engineer  
Resolution 2021-5BR Appointment of Board Planner

**Resolution 2020-30AR – Pulte Homes**

Marshall Lane Blk 335/1.02&1.03

Minor Subdivision – Public Roads merge into lot 1.03 owned by The Borough.

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 except Azzolini who abstained..

Under New Business the following Applications were presented:

**2020-32A** Walter Curioni

492 Wood-Ridge Ave. Blk 275/5

Deck exceeds height

**Walter Curioni** the owner of the property was sworn in.

**Kal Bhuva** the co-owner of the property was also sworn in.

The exhibits were marked in.

The applicant is proposing to construct a (12x20) 240 square foot deck attached to the 1<sup>st</sup> story off the second-floor master bedroom. The variance is for the deck height which is approximately 9ft off the ground. He stated the deck would not obstruct any views from their neighbors. The first floor is living space consisting of kitchen, family room, and sitting area. It was suggested to install a balcony instead of a large deck off the 2<sup>nd</sup> floor. The first floor has a brick patio and the proposed deck would cover the ground floor patio. The applicant installed sliding glass doors to

go out to the proposed deck. The applicant did not provide any pictures of the proposed deck. The board suggested the applicant provide a topo and a floor plan of the 1<sup>st</sup> and 2<sup>nd</sup> levels and a rendering.

**Chairman Finke** declared the hearing of citizens to be open.

**Belinda Cannarozzi** resides at 484 Wood-Ridge Ave. She lives 2 doors up the hill. Ms. Cannarozzi stated that the location of the proposed deck would take away her backyard privacy. The applicant's deck would have a direct view into her backyard. She has 2 girls who like to sunbathe and swim in their pool. She has been a long-time resident of 33 years and feels her concerns should be considered.

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

The applicant stated that they are not trying to upset anyone in the neighborhood. They are going to carry their application until February 2, 2021 without having to re-notice. Any new exhibits must be submitted to the Board Secretary ten days prior to meeting for the boards review.

**Member Eilert** announced to the audience that applicant 2020-32A will be carried to the Boards next meeting on February 2, 2021 with out any further notice.

**2020-31A** Jorge Agudelo  
177 Union Ave. Blk 230/23  
Deck exceeds height

**Member Iacovino** recused himself from this application.

**Jorge Agudelo** the owner of the property was sworn in.

**Ahmed Emara** was sworn in. Mr. Emara is the applicant's architect.

The applicant proposes to construct a (20x16) 320 square foot deck attached to the 1<sup>st</sup> story off the second floor living space area. The deck would be about 9ft. high creating the variance. The deck would be made of trex material. There would be a concrete pad under the deck to protect from any growth and create proper drainage away from the property. Ground level is the garage and storage. The applicant added A-8 to the exhibits. Mr. Agudela has owned the house since 2018. Prior to that the home had been abandoned for many years. The applicant would like to make his corner lot eye pleasing.

**John Dunlea** the board's engineer reviewed his report. He is asking the applicant to install a pipe for drainage not to create any standing water issues.

The applicant agreed to put in a French drain system.

**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 2020-31A** was approved for a deck variance on a motion by Eilert second by Inserra, and a roll call of all members present voting yes.

With no other business before the board, the meeting was adjourned at 7:50 pm.

Submitted by:

Cathleen Calabro  
Cathleen Calabro, Land Use Board Secretary

3-2-21  
Date