

Borough of Wood-Ridge Land Use Board

Minutes of the July 13, 2021

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:01 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 Dominick Azzolini – present via Zoom Jeffrey Magnusson – present via Zoom Robert Ruhle – excused Michael Donato - 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 via Zoom
Class IV Alternate Members:	Anthony Iacovino (Alt. #1) – excused Christopher J. Inserra (Alt #2)-present Vacant (Alternate #3)
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE – present

The minutes of the **May 11, 2021** meeting were approved on a motion by Eilert second by Pronti and a roll call of all members present voting yes.

Under old business the following application was presented:

2021-38A Patel
68 8th St. Blk 214/9
Variance addition

Dennis Francis, Esq., the applicant’s attorney presented the application. He stated his applicant is located in an R1 single family zone. They are proposing to remove the existing second floor and add a new second floor and construct a rear addition. The following variances were requested: Minimum lot width, minimum front yard setback, minimum side yard setback and minimum number of parking spaces. The exhibits were marked in.

Cesar Padilla the applicant’s architect was sworn in. He will be testifying off of Exhibit A-8. The zoning schedule was reviewed. The plan is to re-layout the first floor and expand the second floor. The floor plan was reviewed. The rear addition would measure 14’6” in depth. The second floor would consist of 5 bedrooms and 2 bathrooms. Nelia’s report was reviewed. The attic space is not livable.

Mr. M. Patel the owner of the property was sworn in. The revised plans reflect the unfinished basement. The home currently has 4 bedrooms and one bathroom. The revised plan will add five bedrooms and two bathrooms upstairs. The applicant stated he needs to expand his home in order to accommodate his handicap parents and his children. Three to four cars are able to park in the driveway. The basement door will be moved from the driveway side of the house to the rear, to make room for the cars in the driveway.

Brian Intindola, the boards engineer explained the calculation of the 2.5 car spaces.

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

Member Eilert stated that most of the homes in that area all have the same front yard setbacks, and he thought it was compelling the applicant wanted to make room for his handicap parents.

Application 2021-38A was approved on a motion by Eilert second by Trotter, and a roll call of all members present voting yes.

Under new business, the following application was presented.

Member Eilert, Member Azzolini and Member Magnusson recused themselves from application 2021-39A.

2021-39A Cangialosi
104 10th Street Blk/233/8&9
Subdivision

Rob Cangialosi the owner of the property was sworn in. The exhibits were marked in. He is proposing to subdivide lots 8 and 9. He is proposing to take 25 ft from lot 9 and add to lot 8. The corner lot, lot 8 would be widened to measure 100x100 which would lessen the interior lot, lot 9 to measure 50x100. Currently lot 8 which is 100 10th street has a one family home on it. The applicant proposes to demolish the home and rebuild on the 100x100 lot. This would be for his personal use. Lot 9 will remain 2 family and be rented out.

Brian Intindola, the board's engineer reviewed the plans. The new home is not incurring any new variances. They are all pre-existing non-conforming. The subdivision is not causing any of the non-conforming uses. The benefit outweighs the detriment.

If the application is granted, the condition would be that lot 8 would have to remain as a 100x100 lot.

Chairman Finke declared the hearing of citizens to be open.

Chris Eilert, who resides at 110 10th St., is the applicant's neighbor on the side with all the side yard issues. Mr. Eilert stated he has no issues with the subdivision and is happy to see that someone is willing to build on a 100x100 lot instead of subdividing it.


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


Application 2021-39A was approved on a motion by Donato with the condition the lot remains as 100x100 second by Trotter, and a roll call of all members present voting yes.

The next meeting is scheduled for August 3, 2021.

With no other business before the board, the meeting was adjourned at 7:40 pm.

Submitted by:


Cathleen Calabro, Land Use Board Secretary


Date