

Borough of Wood-Ridge Land Use Board

Minutes of November 9, 2021

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
	Dominick Azzolini – present
	Jeffrey Magnusson – excused
	Robert Ruhle – present
	Michael Donato - present
Class I Member (Mayor’s Alternate):	Borough Administrator Christopher Eilert–present
Class II Member:	Zoning Officer Richard Pronti – via call in
Class III Member:	Councilman Joseph DiMarco – present
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 **August 3, 2021** meeting were approved on a motion by Inserra second by Trotter and a roll call of all members present voting yes except Azzolini who abstained.

Under new business the following application was presented:

Member Ruhle recused himself from Application 2021-40A.

Application 2021-40A Oliver
336 Highland Ave. 295/7
Minor Site Plan Approval
Addition/variance

Dennis Frances, Esq. the applicant’s attorney advised the board that the architect was unable to attend this evening. Mr. Frances explained that his client is proposing to construct a front dormer and second floor addition over the existing attached garage. The single-family home is in the R1 One-Family District. The applicant is seeking Bulk C variances for pre-existing non-conformities due to the size of the existing residence and the size of the property. The exhibits were marked in.

David Oliver, the owner of the property has lived there for 25 years. He has a family of 5 and needs extra room for his children. The footprint of the house will not be changing, the addition is going up not out. The applicant is in full compliance with Neglia’s report.

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

Application 2021-40A was approved on a motion by Eilert second by Donato, and a roll call of all members present voting yes.

Also under new business the following Resolution was approved.

Borough Administrator reviewed Ordinance #2021-15 – An Ordinance to amend various sections of Chapter 530 of the Wood-Ridge code entitled Zoning.

Resolution **2021-6BR** Entitled Zoning was approved on a motion by Donato recommending Ordinance 2021-15 be adopted by Mayor and Council and is consistent with the Master Plan, second by Trotter and a roll call of all members present voting yes.

Our next meeting is scheduled for December 7, 2021.

A previous warehouse application from the east side of Rt. 17 is having draining issues and may have to come back before the board.

With no other business before the board, the meeting was adjourned at 7:16 pm.

Submitted by:


Cathleen Calabro, Land Use Board Secretary


Date