

Borough of Wood-Ridge Land Use Board

Minutes of December 7, 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 – excused
	Dominick Azzolini – present
	Jeffrey Magnusson – present
	Robert Ruhle – present
	Michael Donato - present
Class I Member (Mayor’s Alternate):	Borough Administrator Christopher Eilert–present
Class II Member:	Zoning Officer Richard Pronti – phoned in/left 7:10
Class III Member:	Councilman Joseph DiMarco – present
Class IV Alternate Members:	Anthony Iacovino (Alt. #1) – excused
	Christopher J. Inserra (Alt #2)-excused
	Vacant (Alternate #3)
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE – present

The minutes of the **November 9, 2021** meeting were approved on a motion by DiMarco second by Donato and a roll call of all members present voting yes except Magnusson who abstained.

Under new business the following application was presented:

Member Pronti recused himself from application 2021-41A.

2021-41A Aylin Mahmut
156 7th Street 236/1
Variance – Addition

Aylin Mahmut, the owner of the property testified that she owns the property and resides there with her husband and 5-year-old son for 6 years. She stated she is also a business owner in town and came before the board a couple of years ago. She described that the current condition of the house is too small for their growing family and would like to also move their aging parents in with them. The property also sits on the corner which does not allow for a back yard and the front yard slopes. The applicant proposes to construct a second story addition, level the front yard and add a fence for safety when their child is outside playing.

Tomasz Bona, the applicant’s architect stated he also lives in town. Mr. Bona prepared the plans marked exhibit A-7. The Civil Plan was marked in as A-9. He stated the applicant is proposing to increase the habitable area of the existing house by constructing a 2nd floor addition. The addition would feature 3 bedrooms and 2 bathrooms. The side and rear yard variances are

pre-existing non-conforming. They would like to raise the front yard to level it out and add a retaining wall. The front yard coverage would increase to 51% where 50% is required, creating a variance. There will be no staircase. The driveway would be increased to 23ft wide and add a bay door. The applicant will comply with all of Nelia's concerns including the stormwater runoff.

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 2021-41A was approved on a motion by Eilert as presented with the provision that their engineer will comply with the requirements of the board engineer with respect to the retaining walls and the onsite retention drainage second by Magnusson, and a roll call of all members present voting yes.

Also under new business the following Resolution was approved.

Resolution 2021-40AR was approved on a motion by Eilert second by Donato and a roll call of everyone who voted in favor of the application except for Magnusson who abstained.

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

Submitted by:


Cathleen Calabro, Land Use Board Secretary


Date