

Borough of Wood-Ridge Land Use Board

April 2, 2019 – 7:00 pm

Wood-Ridge Municipal Building Council Chamber

A. Call to Order

B. Open Public Meetings Act Statement

This meeting is being held in accordance with P.L. 1975, Chapter 231. The notice requirements have been met by forwarding appropriate notice to The Record and Star Ledger setting forth the date, time and place of said meeting and by posting a copy of same on the Municipal Bulletin Board.

C. Flag Salute

D. Roll Call

Class IV Members:

Chairman Frank Finke
Vice Chair Kevin Trotter
Jonathan Braid
Dominick Azzolini
Jeffrey Magnusson
Robert Ruhle

Class I Member (Mayor's Alternate):

Borough Administrator Christopher Eilert

Class II Member:

Zoning Officer Richard Pronti

Class III Member:

Councilman Joseph DiMarco

Class IV Alternate Members:

Michael Donato (Alternate #1)
Anthony Iacovino (Alternate #2)

Secretary:

Cathleen Calabro

Attorney:

Gerald Salerno, Esq.

Engineer:

Brian Intindola, PE

Planner:

Ken Nelson, PP

E. Approval of Minutes

1. Minutes of Meeting of March 5, 2019

Motion:

Second:

Roll Call: Finke, Trotter, Braid, Azzolini, Magnusson, Eilert, Pronti,
DiMarco, Ruhle, Donato, Iacovino

F. Resolution **2019-11BR** Recommending the adoption of the 2019 Wesmont Station Redevelopment Plan which amends the 2012 Wesmont Station Redevelopment Plan

Motion:

Second:

Roll Call: Finke, Trotter, Braid, Azzolini, Magnusson, Eilert, Pronti, DiMarco, Ruhle, Donato, Iacovino

G. Old Business:

1. Application:

- a. **2019-8A** Dr. Robert Gagliardi
Rear yard Cabana
102 Fourth Street – 239/8

Motion:

Second:

Roll Call: Finke, Trotter, Braid, Azzolini, Magnusson, Eilert, Pronti, DiMarco, Ruhle, Donato, Iacovino

H. New Business

1. Application #**2019-10A** Request for Waiver

- a. Duke Realty Limited Partnership is requesting Tenant Site Plan Waiver for 5 Ethel Boulevard, Block 229.02 Lot 4

Motion:

Second:

Roll Call: Finke, Trotter, Braid, Azzolini, Magnusson, Eilert, Pronti, DiMarco, Ruhle, Donato, Iacovino

2. Application:

- a. **2019-9A** Todd Marino
Rear yard setback
76 Charter Oak – 220/16

Motion:

Second:

Roll Call: Finke, Trotter, Braid, Azzolini, Magnusson, Eilert, Pronti, DiMarco, Ruhle, Donato, Iacovino

3. Resolution:

- a. **2019-7AR** Aylin Mahmut
Get Well Physical Therapy
253 Valley Boulevard – 312/15

Motion:

Second:

Roll Call: Finke, Trotter, Braid, Azzolini, Magnusson, Eilert, Pronti, DiMarco,
Ruhle, Donato, Iacovino

4. Hearing of Citizens

5. Adjournment: Vote by acclamation