

**Borough of Wood-Ridge Land Use Board**

**May 7, 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 April 2, 2019

Motion:

Second:

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

F. Old Business:

1. 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

G. New Business

1. Application

- a. **2019-11A** Jeffrey & Tracy Katz  
Addition will encroach into side yard setback  
21 Charter Oak – 201/6

Motion:

Second:

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

- b. **2019-12A** James Pisano  
Install 4ft fence around the front yard  
246 Wood-Ridge St. 309/10

Motion:

Second:

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

- c. **2019-13A** Wood-Ridge Industrial Property Owner, LLC  
Minor Subdivision /Danex Property  
1 Passaic Street – 320/1.01&1.02

Motion:

Second:

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

- d. **2019-14A** Fleet Wood-Ridge  
Final Subdivision/Variance-Townhomes  
Roosevelt – 333/1.11

Motion:

Second:

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

2. Other New Business:

- a. **ORDINANCE 2019-5** An Ordinance amending sections of Chapter 530  
Entitled Zoning (Short Term Rental)

Motion:

Second:

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

3. Resolutions:

- a. **2019-8AR** 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

- b. **2019-10AR** Request for Waiver  
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

4. Hearing of Citizens

5. Adjournment: Vote by acclamation