

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

**July 2, 2019 – 6:00 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 June 11, 2019

Motion:

Second:

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

F. Old Business:

1. Application:

- a. **2019-15A** Rocco Pasquinucci  
Subdivision – Corner of Rose and Fritsch  
11 Rose Street – 203/11

Motion:

Second:

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

G. New Business:

1. Applications:

- a. **2019-16A** 370 Route 17 Realty LLC (Car Wash)  
Site Plan Approval – Car Detailing Building  
370 Rt 17N – 329/1&2

Motion:

Second:

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

- b. **2019-17A** Wood-Ridge Development, LLC  
Wesmont Station Redevelopment  
Preliminary & Final Site Plan, Subdivision, Height Variance  
One Passaic Street 333/1.02 & 335/1

Motion:

Second:

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

2. Other New Business:

- a. **ORDINANCE 2019-8** Amending Section 530-32 of Chapter 530 entitled  
Walls and Fences.

Motion:

Second:

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

**b. BOND ORDINANCE 2019-9**

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE 2019 ROAD RESURFACING PROGRAM IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$2,350,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Motion:

Second:

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

3. Resolutions: NONE

H. Hearing of Citizens

I. Adjournment: Vote by acclamation