

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

**March 3, 2020 – 7:00 pm**

**Wood-Ridge Municipal Council Chamber**

A. Call to Order

B. Open Public Meetings Act Statement

This meeting is being held in accordance with Public Law 1975 Chapter 231, the Open Public Meetings Act, also known as the “Sunshine Law”. The public meeting notice stating the date, time and place of this meeting was posted on the municipal bulletin board and the municipal website and was forwarded to The Record and the Star Ledger.

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/Planner:**

Brian Intindola, PE

E. Approval of Minutes:

1. Minutes of Meeting -February 4, 2020

Motion:

Second:

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

F. Old Business –

1. Application: Carried to the April 7, 2020 meeting

- a. **2020-22A** Artur Myrto  
549 Ryerson Ave 308/6  
Rear Deck

G. New Business:

1. Applications:

- a. **2020-23A** Wesmont Station Somerset Development F  
1 Passaic Street Block 333/1.02  
Preliminary/Final Major Site Plan Approval

Motion:

Second:

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

- b. **2020-24A** Borough of Wood-Ridge as contract buyer and New Jersey Transit Corporation as owner and contract seller  
Sub-Division of a portion of Block 320, Lot 1.03 to create Lot 1.031

Sub-Division of a portion of Block 320, Lot 1.03 owned by NJ Transit Corporation to create an irregular lot measuring approximately 0.177 acres or 7,731.579 square feet, which NJ Transit will subsequently transfer to the Borough of Wood-Ridge. This will enable the Borough of Wood-Ridge to expand Bowman Park on Jocelyn Avenue and expand the buffer zone between residential properties fronting Jocelyn Avenue and NJ Transit's Wesmont Train Station parking lot. NJ Transit and the Borough are currently under agreement for the transfer, a condition of which includes the consent of NJ Transit to the sub-division, provided the Borough prepares, applies for and perfects said sub-division. The new lot will be known as Block 320, Lot 1.031. The NJ Transit Lot will remain Block 320, Lot 1.03.

Motion:

Second:

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

2. Resolution:

- a. **2019-21AR** Anthony Guerriero  
307 Union Ave 233/7  
Subdivision

Motion:

Second:

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

H. Hearing of Citizens

I. Adjournment: Vote by acclamation