

Borough of Wood-Ridge Land Use Board

Meeting April 6, 2021 – 7:00 pm

Wood-Ridge Municipal Building

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:

Frank Finke
Kevin Trotter
Dominick Azzolini
Jeffrey Magnusson
Robert Ruhle
Michael Donato

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:

Anthony Iacovino (Alternate #1)
Christopher J. Inserra (Alternate #2)
Vacant (Alternate #3)

Secretary:

Cathleen Calabro

Attorney:

Gerald Salerno, Esq.

Engineer/Planner:

Brian Intindola, PE

E. Approval of Minutes:

1. Minutes of Meeting -March 2, 2021

Motion:

Second:

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

F. Old Business – NONE

G. New Business:

1. Application:

- a. **2021-37A** Magic Lantern
dba – Gus’ Last Word
191 Valley Blvd Blk 292/14
Change of Use – Site Plan Review Required

Motion:

Second:

Roll Call: Fink, Trotter, Azzolini, Magnusson, Eilert, Pronti, DiMarco,
Ruhle, Donato, Iacovino, Inserra

- b. **2021-38A** Patel
68 8th St. Blk 214/9
Variance addition

Motion:

Second:

Roll Call: Fink, Trotter, Azzolini, Magnusson, Eilert, Pronti, DiMarco,
Ruhle, Donato, Iacovino, Inserra

- c. **2021-36A** Sicilian Builders
379 Columbia Blvd Blk 296/19
Subdivision

Motion:

Second:

Roll Call: Fink, Trotter, Azzolini, Magnusson, Eilert, Pronti, DiMarco,
Ruhle, Donato, Iacovino, Inserra

- d. **2021-35A** Borough of Wood-Ridge
140 Park Place East Blk 249/3
Minor Subdivision

Motion:

Second:

Roll Call: Fink, Trotter, Azzolini, Magnusson, Eilert, Pronti, DiMarco,
Ruhle, Donato, Iacovino, Inserra

- e. **2021- 34A** Borough of Wood-Ridge
Corner of 4th & Fritch Blk 203/12
Minor Subdivision

Motion:

Second:

Roll Call: Fink, Trotter, Azzolini, Magnusson, Eilert, Pronti, DiMarco,
Ruhle, Donato, Iacovino, Inserra

2. Resolution:

- a. **2021-33A** Dr. Pecorelli & Dr. Pantano
277 Hackensack St. 314/15
Change of Use/formerly the Laundromat

Motion:

Second:

Roll Call: Fink, Trotter, Azzolini, Magnusson, Eilert, Pronti, DiMarco,
Ruhle, Donato, Iacovino, Inserra

H. Hearing of Citizens

I. Adjournment: Vote by acclamation