

**Wood-Ridge Land-Use Board**  
**Agenda**  
**Land-Use Board Meeting August 2, 2022**

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 )  
Christopher J. Inserra (Alternate #2)  
Omid S. Irani, Esq.(Alternate #3)

**Secretary:**

Cathleen Calabro

**Attorney:**

Gerald Salerno, Esq.

**Engineer/Planner:**

Brian Intindola, PE

E. Approval of Minutes:

1. Minutes of Meeting July 12, 2022

Motion:

Second:

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

F. Old Business – Carried from April 5, 2022

1. **2022-43A** Transformation Life Church  
190 Valley Blvd 293/6  
Expansion of Non-Conforming Use

Motion:

Second:

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

G. New Business:

1. Application:

- a. **2022-47A** SEI Carlstadt, LLC  
Gus Kokonas t/a Bolt (Tenant)  
Site Plan Review for New Business  
701 12<sup>th</sup> Street 229.02/3

Motion:

Second:

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

J. Hearing of Citizens

K. Adjournment: Vote by acclamation