

Last revision took place on: 4/2/2024 2:50 PM

Any and all substantive documents are on file with the Borough Clerk

1907th REGULAR MEETING OF APRIL 3, 2024

CALL TO ORDER:

I hereby call the Borough of Wood-Ridge Council meeting to order at _____ pm.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Mayor:	Paul Sarlo
Council:	Ezio Altamura
	Dominick Azzolini
	Philip Romero
	Michele A. Mabel
	Michael Donato
Borough Attorney:	Paul Barbire
Borough Engineer:	Brian Intindola
Borough Clerk:	Gina Affuso
Borough Administrator:	Chris Eilert

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.

CEREMONIAL PRESENTATIONS:

None

ADVERTISED PUBLIC HEARING:

None

ORDINANCES ON SECOND READING AND FINAL PASSAGE:

None

ORDINANCES ON FIRST READING:

ORDINANCE 2024-7

AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL ESTATE KNOWN AS BLOCK 290; LOT 1 ON THE WOOD-RIDGE TAX MAP AND FURTHER IDENTIFIED AS 288 HIGHLAND AVENUE, WOOD-RIDGE, NJ PURSUANT TO THE LOCAL LANDS AND BUILDINGS LAW N.J.S.A. 40A:12-1, ET SEQ.

ORDINANCE 2024-8

AN ORDINANCE AMENDING CHAPTER 530, ENTITLED ZONING

BE IT RESOLVED, by the Mayor and Council of the Borough of Wood-Ridge that **Ordinance No. 2024-7 and 2024-8** as above, be passed on first reading, to be published in the Record on **April 8, 2024** and public hearing on the Ordinance to be held at the Regular Meeting on **April 17, 2024** at 7:00 p.m. or soon thereafter as the matter can be reached, in the Municipal Building, 85 Humboldt Street, Wood-Ridge, New Jersey.

Motion: Councilperson _____, seconded by _____ moved to the adoption of **Ordinance No. 2024-7 and 2024-8**

Discussion:

Roll Call: Altamura, Azzolini, Romero, Mabel, Donato

PETITIONS:

None

COMMUNICATIONS:

Communications and correspondence received are identified on this evening's agenda has been distributed to all Council for appropriate action.

- Councilman Edward Marino resigning as a Councilmember effective April 2, 2024

REPORTS OF GOVERNING BODY:

Chairs of Council Committees and Council Liaisons to Boards, Commissions, Committees & Constituencies

Mayor:	Paul Sarlo
Council President:	Ezio Altamura
Councilperson:	Dominick Azzolini
	Philip Romero
	Michele A. Mabel
	Michael Donato

REPORTS OF OFFICERS:

Administrator: Eilert
Borough Clerk: Affuso
Attorney: Barbire
Engineer: Neglia

REPORTS OF DEPARTMENTS: If any, on file in clerk's office

FIRST HEARING OF CITIZENS:

Mayor Sarlo declares the Hearing of Citizens to be open.

CONSENT AGENDA:

All matters listed below are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items. If any discussion is desired by Council, that particular item will be removed from the Consent Agenda and will be considered separately.

1. **MINUTES:**

Minutes of the March 20, 2024 Meeting.

2. **RESOLUTIONS:** Adoption of the following

- | | |
|----------|---|
| 067-2024 | Authorizing the execution of a purchase and sale agreement for the acquisition of 288 Highland Ave. |
| 068-2024 | Approving 100% Disabled Veterans Adjustment on Block 274, Lot 3. |
| 069-2024 | Authorizing Special Counsel to Institute an Action to Enjoin Property Owner of Block 232 Lot 3 from Permitting Non-residential Use and Occupancy at Subject Property Pursuant to Chapter 530-90 of the Wood-Ridge Code. |

3. **APPLICATIONS:**

- a. Off-Premise 50/50 for the Wood-Ridge Little League, May 1, 2024 at the Little League Field, 61 Sixth Street, Wood-Ridge.
- b. Application for handicap parking space at 183 Valley Boulevard, Apartment A.
- c. Application for handicap parking space at 325 Sussex Road.
- d. Application from Moumouni Dawoko for a Limousine Permit, 2017 Lexus located at 300 Avalon Drive, Wood-Ridge.

All applications have been approved by the Wood-Ridge Police Department.

4. **APPOINTMENTS:**

None

5. **HIRINGS:**

None

Motion: Councilperson _____, seconded by _____ moved to the adoption of all matters on the above **CONSENT AGENDA.**

Roll Call: Altamura, Azzolini, Romero, Mabel, Donato

UNFINISHED BUSINESS:

NEW BUSINESS:

SECOND HEARING OF CITIZENS:

Mayor Sarlo declares the Hearing of Citizens to be open.

ADJOURNMENT:

Since there was no further business to come before the Council, Councilperson _____, seconded by Councilperson _____, moved for adjournment. By unanimous vote of the members of the Council present, the Regular Meeting of the Mayor and Council of the Borough of Wood-Ridge held on April 3, 2024 was duly adjourned at _____ p.m.

ORDINANCE NO: 2024-7

AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL ESTATE KNOWN AS BLOCK 290; LOT 1 ON THE WOOD-RIDGE TAX MAP AND FURTHER IDENTIFIED AS 288 HIGHLAND AVENUE, WOOD-RIDGE, NJ PURSUANT TO THE LOCAL LANDS AND BUILDINGS LAW N.J.S.A. 40A:12-1, et seq.

WHEREAS, the Borough of Wood-Ridge, in furtherance of its redevelopment plans to expand and renovate the Doyle Elementary School, has identified the adjacent property known as Block 290, Lot 1, and further identified as 288 Highland Avenue, Wood-Ridge, NJ, as a site appropriate for these purposes; and

WHEREAS, in order to advance these plans, the acquisition of the aforesaid land is necessary; and

WHEREAS, the cost of the acquisition of the aforesaid property is \$475,000.00; and

WHEREAS, the Borough of Wood-Ridge deems it to be in the best interest of the citizens and tax payers, of the Borough, to acquire the aforesaid property at the designated costs,

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF WOOD-RIDGE, COUNTY OF BERGEN AND STATE OF NEW JERSEY AS FOLLOWS:

1. Mayor Paul A. Sarlo and Christopher W. Eilert, Business Administrator are hereby authorized to enter into a Real Estate Contract for the purchase of real estate, known as Block 290, Lot 1, on the Borough of Wood-Ridge Tax Map, commonly known as 288 Highland Avenue, Wood-Ridge, NJ, at a price of \$475,000.00.

2. Mayor Paul A. Sarlo and Christopher W. Eilert, Business Administrator are hereby authorized, to enter into said Contract subject to the approval of Wood-Ridge Special Counsel, Gerald R. Salerno, Esq. for the purchase of said realty, at a cost of \$475,000.00 subject to the availability of monies, by the Borough of Wood-Ridge in an amount sufficient to acquire title to the premises.

3. Mayor Paul A. Sarlo and Business Administrator, Christopher W. Eilert, together with Special Counsel, Gerald R. Salerno, Esq. are hereby authorized to close title on the premises and execute such closing documents and instruments as may be necessary for the Borough to obtain title to the above referenced property.

4. The Borough of Wood-Ridge deems it to be in the interest of the citizens and taxpayers of the Borough of Wood-Ridge to acquire title to the property, to advance plans for redevelopment and expansion and renovation of the Doyle Elementary School and

5. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

6. This Ordinance shall take effect upon final adoption and publication as provided by law.

ATTEST:

APPROVED:

GINA AFFUSO
Borough Clerk

PAUL A. SARLO
Mayor

Introduced:	4-3-24
Published:	4-8-24
Adopted:	4-17-24
Published:	4-22-24

ORDINANCE NO. 2024-8

AN ORDINANCE AMENDING CHAPTER 530, ENTITLED ZONING

BE IT ORDAINED by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, New Jersey, as follows:

SECTION 1. Chapter 530, entitled Zoning, is hereby amended as follows:

1. Under Section B of Chapter 530-4, entitled Word usage; definitions, the following definitions are hereby added to the existing list:

Commercial Use – Any nonresidential use

Nonresidential Use – All uses of a building that are not residential uses

Residential Use – The use of a building as a dwelling

2. Section G of Chapter 530-32, entitled Walls and fences, is replaced in its entirety with the following:

G. Any wall or fence erected on any corner lot shall comply with all provisions of this Chapter and subchapter and with the following additional provisions:

- (1) One of the two lot lines that fronts on a street shall be designated as the front lot line for the purpose of establishing the lot's front yard and a wall or fence shall not be erected in the front yard except if specifically permitted by the provisions of this subchapter entitled walls and fences.
- (2) A wall or fence may be erected on the second lot line that fronts on a street, that is not designated as the front lot line, provided that said lot line is not adjacent to the front yard of the adjoining lot. If said lot line is adjacent to the front yard of the adjoining lot, then any wall or fence erected may not be closer than 12 feet to the subject's second lot line that fronts on a street.

3. Section A of Chapter 530-86, entitled Zoning Officer designated, is replaced in its entirety with the following:

A. The Zoning Officer of the Borough of Wood-Ridge and any Deputy, Assistant, or Special Assistant Zoning Officers, respectively, are hereby designated and authorized by the Mayor and Borough Council to administer and enforce all the provisions of this chapter.

4. Under Chapter 530-86, entitled Zoning Officer designated, the following new section is hereby established:

D. All members of the Borough Police Department, licensed officials and inspectors and certified technical assistants of the Borough Construction Code Office,

licensed officials and inspectors of the Fire Prevention Bureau, all Property Maintenance Code Enforcement Officers including all Deputies or Assistants thereof, and the Borough Engineer, respectively, are hereby designated as Special Assistant Zoning Officers for the purposes of assisting the Zoning Officer and enforcing the provisions of this chapter, pursuant to the supervision and direction of the Zoning Officer.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any subchapter, section, subsection, part, provision, or the total of any of the abovementioned publications are held to be invalid or unenforceable by any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such publication shall remain in full force and effect as an Ordinance of the Borough of Wood-Ridge.

SECTION 4. This Ordinance shall become effective immediately upon adoption and publication according to law.

ATTEST:

APPROVED:

GINA AFFUSO
Borough Clerk

PAUL A. SARLO
Mayor

Introduced:	4-3-24
Published:	4-8-24
Adopted:	4-17-24
Published:	4-22-24