

Last revision took place on: 2/18/2026 4:24 PM

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

1935th REGULAR MEETING OF FEBRUARY 18, 2026

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 President:	Philip Romero
Council:	Ezio Altamura
	Dominick Azzolini
	Michele Mabel
	Michael Donato
	Richard Wall

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 town bulletin board and the town website and was forwarded to the Record and TAPinto.

CEREMONIAL PRESENTATIONS:

None

ADVERTISED PUBLIC HEARING:

None

ORDINANCES ON SECOND READING AND FINAL PASSAGE:

ORDINANCE NO. 2026-1

**AN ORDINANCE AMENDING ARTICLE IV, ENTITLED DEVELOPMENT FEES,
OF CHAPTER 264, ENTITLED FEES**

Advertisement of the above Ordinance has been made according to law and a copy of the Ordinance was posted on the bulletin board.

Mayor Sarlo calls for a Hearing of Citizens on Ordinance #2026-1

Mayor Sarlo closes Hearing of Citizens on Ordinance #2026-1

Motion: Councilperson ____, seconded by ____ moved to the adoption of Ordinance #2026-1

Discussion:

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

ORDINANCE NO. 2026-2

AN ORDINANCE AMENDING CHAPTER 530, ENTITLED ZONING

Advertisement of the above Ordinance has been made according to law and a copy of the Ordinance was posted on the bulletin board.

Mayor Sarlo calls for a Hearing of Citizens on Ordinance #2026-2

Mayor Sarlo closes Hearing of Citizens on Ordinance #2026-2

Motion: Councilperson ____, seconded by ____ moved to the adoption of Ordinance #2026-2

Discussion:

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

ORDINANCE NO. 2026-3

AN ORDINANCE AMENDING SECTION 10, ENTITLED DETECTIVE BUREAU, OF CHAPTER 114, ENTITLED POLICE DEPARTMENT

Advertisement of the above Ordinance has been made according to law and a copy of the Ordinance was posted on the bulletin board.

Mayor Sarlo calls for a Hearing of Citizens on Ordinance #2026-3

Mayor Sarlo closes Hearing of Citizens on Ordinance #2026-3

Motion: Councilperson ____, seconded by ____ moved to the adoption of Ordinance #2026-3

Discussion:

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

ORDINANCE NO. 2026-4

AN ORDINANCE AMENDING SECTION 48, ENTITLED PORTABLE STRUCTURES, MOBILE HOMES AND TRAILERS OF CHAPTER 530, ENTITLED ZONING

Advertisement of the above Ordinance has been made according to law and a copy of the Ordinance was posted on the bulletin board.

Mayor Sarlo calls for a Hearing of Citizens on Ordinance #2026-4

Mayor Sarlo closes Hearing of Citizens on Ordinance #2026-4

Motion: Councilperson ____, seconded by ____ moved to the adoption of Ordinance #2026-4

Discussion:

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

ORDINANCES ON FIRST READING:

ORDINANCE NO. 2026-5

AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A-4-45.14)

ORDINANCE NO. 2026-6

AN ORDINANCE AMENDING CHAPTER 123, ENTITLED PURCHASING, BY ESTABLISHING A NEW SECTION 6, ENTITLED PROJECT LABOR AGREEMENTS

BE IT RESOLVED, by the Mayor and Council of the Borough of Wood-Ridge that **Ordinance No. 2026-5 and 2026-6** as above, be passed on first reading, to be published according to law and public hearing on the Ordinance to be held at the Regular Meeting on **March 18, 2026** 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. 2026-5 and 2026-6**

Discussion:

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

PETITIONS:

None

COMMUNICATIONS:

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

REPORTS OF GOVERNING BODY:

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

Mayor: Paul Sarlo
Council President: Philip Romero
Council: Ezio Altamura
Dominick Azzolini
Michele Mabel
Michael Donato
Richard Wall

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 January 21, 2026 Meeting.

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

- 050-2026 Payment of Bills.
- 051-2026 Contract for Professional Arborist Services to prepare a Community Forestry Management Plan.
- 052-2026 Appointing John Longo Police Officer of the Wood-Ridge Police Department pursuant to the NJ Civil Service Commission Intergovernmental Transfer Program.
- 053-2026 New Jersey Department of Environmental Protection Green Acres Grant Program Enabling Resolution for the Wood-Ridge Athletic Complex.
- 054-2026 Approving Submission of 2025 LOSAP Contributions.
- 055-2026 Appointing Christopher W. Eilert as Chief Financial Officer of the Borough of Wood-Ridge.
- 056-2026 Endorsing the Fourth Round Housing Element and Fair Share Plan.
- 057-2026 Adopting the Bergen County Multi-Jurisdictional Hazard Mitigation Plan.
- 058-2026 Confirming Insurance Coverage for Public Events, Community Programs and Sponsored Civic Groups of the Borough Of Wood-Ridge.
- 059-2026 Confirming Insurance Coverage for Recreation Programs of The Borough of Wood-Ridge.

3. **APPLICATIONS:**

- a. Helping Hands for Susak for a Tricky Tray on February 28, 2026 at the Fiesta.
- b. Mary Help of Christians Academy for an Off-Premise Raffle on April 23, 2026 at the Fiesta.
- c. St. Michaels Church an Off-Premise 50/50 and Casino night on April 25, 2025 at the Fiesta.
- d. Church of the Transfiguration for an On-Premise 50/50 and Tricky Tray on April 30, 2026 at the Fiesta.
- e. PTA Paramus HS for an On-Premise 50/50 and Tricky Tray on March 9, 2026 at the Fiesta.

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

4. **APPOINTMENTS:**

None

5. **HIRINGS:**

- a. Retirement of Gary Ippolito as Construction Code Official, Building Subcode Official, Plumbing Subcode Official, and Fire Subcode Official effective February 1, 2026.
- b. Hiring of Christopher Cunningham as Construction Code Official effective February 1, 2026 with salary per salary ordinance
- c. Hiring of Manuel Fernandez as Acting Building Subcode Official and Acting Plumbing Subcode Official, effective February 1, 2026 with salary per salary ordinance.
- d. Hiring of Keith Dalton as Acting Fire Subcode Official, effective February 1, 2026 with salary per salary ordinance.
- e. Resignation of Crossing Guards, Joan Kanbayashi and Andrea Luberto effective February 10, 2026.

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

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

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 February 18, 2026 was duly adjourned at _____ p.m.