

Borough of Wood-Ridge Land Use Board

Minutes of the December 1, 2020

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:00 pm by Chairman Finke. Chairman Finke read the Open Public Meetings Act Statement. The Pledge of Allegiance was recited. Attendance was as follows:

Class IV Members:	Chairman Frank Finke – present
	Vice Chair Kevin Trotter – present via Zoom
	Dominick Azzolini – excused
	Jeffrey Magnusson – present via Zoom
	Robert Ruhle – present via Zoom
	Vacancy
Class I Member (Mayor’s Alternate):	Borough Administrator Christopher Eilert – present/Zoom
Class II Member:	Zoning Officer Richard Pronti – present via Zoom
Class III Member:	Councilman Joseph DiMarco – present via Zoom
Class IV Alternate Members:	Michael Donato (Alternate #1) – present via Zoom
	Anthony Iacovino (Alt. #2) – present via Zoom
	Christopher J. Inserra (Alt #3)-present via Zoom
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present via Zoom
Engineer/Planner	Brian Intindola, PE – present

The minutes of the **November 10, 2020** meeting were approved on a motion by Eilert second by Trotter and a roll call of all members present voting yes.

Under New Business the following Application was presented:

2020-30A – Pulte Homes

Marshall Lane Blk 335/1.02&1.03

Minor Subdivision – Public Roads merge into lot 1.03 owned by The Borough.

James Mullen the applicant’s attorney stated he had one witness from PS&S to answer any questions.

He gave a brief overview of the applicant’s proposal. The property location is a portion of Somerset C in the Wesmont Station Development located along Marshall Lane. Marshall Lane intersects with Arnold Ave. Mr. Mullen stated that Lot 1.02 is owned by Pulte which consists of 150 stacked townhomes. Lot 1.03 is owned by the Borough. The main purpose of the subdivision is to convey the roads to the Borough and have them merge into the public park. The new lot created proposed by this minor subdivision would be 1.04 consisting of 6 townhomes, lot 1.02 would reduce in size. No new homes would be constructed. The exhibits were marked in.

Jaroslava Vonder was sworn in. Ms. Vonder is the applicant's land surveyor, exhibit A-4 reviewed.

She stated lot Lot 1.03 will now be 1.278 acres.

Borough Administrator Eilert stated that this was always the intention of the Borough to receive these roads as public roadways and that it was an oversight of the initial subdivision. This is simply an administrative clean-up.

Brian Intindola the Board's engineer stated that they reviewed the closure calculations and found that the polygons are closed.

Chairman Finke declared the hearing of citizens to be open. With no one wishing to be heard, Chairman declared the Hearing of Citizens closed.

Application 2020-30A was approved for a Minor Subdivision on a motion by Eilert second by Trotter, and a roll call of all members present voting yes.

Also under new business, the following Resolution was approved.

Resolution 2020-29AR John & Patricia Buscema was approved on a motion by Eilert and second by DiMarco and a roll call of everyone present voting yes.

Also under new business, the following discussion ensued.

Rich Pronti the Board's Zoning Official informed the Board that the Laundromat and Dance Studio on Hackensack Street is proposing to be converted into a Doctor's office. The applicant submitted a preliminary plan and would like to know if they needed to come before the board for a change of use. The concern is what improvements would be done to the building.

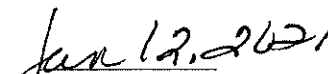
It was suggested that the unofficial subcommittee meet with the Doctor's then report back to the board with their findings. The building is currently vacant except the apartment in the back. It will be vacant in January.

Happy Holiday's

With no other business before the board, the meeting was adjourned at 7:22 pm.

Submitted by:


Cathleen Calabro, Land Use Board Secretary


Date