

Borough of Wood-Ridge Land Use Board

Minutes of the March 2, 2021

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 Michael Donato - present via Zoom
Class I Member (Mayor’s Alternate):	Borough Administrator Christopher Eilert – present
Class II Member:	Zoning Officer Richard Pronti – excused
Class III Member:	Councilman Joseph DiMarco – present via Zoom
Class IV Alternate Members:	Anthony Iacovino (Alt. #1) – excused Christopher J. Inserra (Alt #2)-present via Zoom Vacant (Alternate #3)
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE – present

The minutes of the **March 2, 2021** meeting were approved on a motion by Eilert second by Inserra and a roll call of all members present voting yes.

Member Trotter recused himself from Application 2021-33A

Under New Business the following Application was presented:

2021-33A Dr.Pecorelli & Dr. Pantano
277 HACKENSACK STWR LLC
277 Hackensack St. Blk 314/15
Change of Use – Site Plan Review Required

Richard Cedzidlo Esq. the applicant’s attorney explained that his clients are proposing to renovate the existing structure to create a medical office. He advised to the board that the applicants architect had an emergency and was unable to attend or zoom. The applicant would meet all the requirements of Neglia Engineering. He stated that the waiver requirements and variance are all pre-existing non-conforming uses. The foot print of the building would not be changing, and all the improvements would be on the inside to make it usable as a medical office. The façade would be greatly improved. The parking is pre-existing and would not be changed.

The exhibits were marked in.

Dr. Nicholas Pecorelli was sworn in. He is one of the member/managers of the property, the other is Dr. Maria Pantano. Dr. Pecorelli is an internal medicine doctor. The applicants are proposing to move their practice from their current location, 245 Valley Boulevard to the new location at 277 Hackensack St. The office would consist of the 2 Doctors and 4-6 staff assistants. Hours of operation would be Monday-Friday, 8:00 a.m.– 5:00 p.m. and half day on Saturday's 9:30 a.m. until noon. Due to the current pandemic only 3-4 patients are scheduled per hour. Dr. Pecorelli stated the front windows and door would be updated. The new office would consist of 10 exam rooms, 5 on either side, waiting room, reception area, file room, administration room, lab for blood, combined office, 2 half bathrooms in rear, an ADA bathroom and storage in the basement. The sign on the front would be conforming. The new layout would better serve their patients. The applicant would provide an ADA parking spot. The existing non-conforming mixed use would be eliminated. There are no apartments in rear of the building. All the thresholds would be ADA compliant.

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 2020-33A was approved for a Change of Use on a motion by Eilert second by Donato, and a roll call of all members present voting yes.

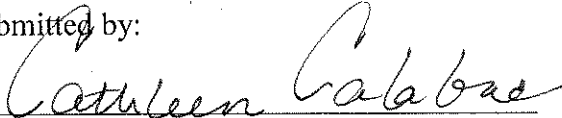
Also under new business, the following resolution was approved.

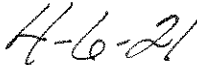
Resolution 2020-31AR Jorge Agudelo was approved on a motion by Eilert second by Trotter and a roll call of everyone who voted in favor of the application.

The next meeting is scheduled for April 6, 2021.

With no other business before the board, the meeting was adjourned at 7:30 pm.

Submitted by:


Cathleen Calabro, Land Use Board Secretary


Date