

Borough of Wood-Ridge Planning Board

Minutes of March 7, 2023

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:03 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
	Jeffrey Magnusson – excused
	Robert Ruhle – present
	Anthony Iacovino - excused
	Christopher J. Inserra – excused
Class I Member (Mayor’s Alternate):	Borough Administrator Christopher Eilert–excused
Class II Member:	Zoning Officer Richard Pronti – present
Class III Member:	Councilman Michael Donato – present
Class IV Alternate Members:	Omid S. Irani, Esq. (Alt. #1) – present
	Anthony Sarlo (Alt #2)-excused
	Donald Conger (Alternate #3) excused
	Christian Leone (Alternate #4) present
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE – present

The minutes of the **February 7, 2023** meeting were approved on a motion by Ruhle second by Donato and a roll call of all members present voting yes.

Under New Business the following application was presented:

2022-49A Red Barn Dog Ops NJ, LLC– dba – Dogtopia
40 Rosie Square – Blk 339/1
Site Plan Approval or Waiver – Tenancy request

James Riley is the Chief Development Officer for Red Barn Dog Ops NJ, located in Bridgeport, CT. He was sworn in.

Kayla Seely is the Executive Vice President of Red Barn Dog Ops, NJ. She was sworn in.

The Board’s attorney explained that this application is under the Borough Ordinance known as a site plan approval or waiver by the planning board. This is a change in tenancy application and the board’s interest is the day to day operation, hours of operation, employees, parking and etc.

Also that they can make a determination based on that. The applicant has had a few preapplication meetings with our borough officials to discuss some of their concerns. The exhibits were marked in.

Ms. Seely provided testimony about the dog daycare business. She stated that they are primarily a dog daycare business, with the option of overnight stays and also offers spa services. The hours of operation are 7:00 am -7:00 pm 7 days a week. There are about 5-6 employees on site per shift. The daycare would be able to house a maximum of 120 dogs which are separated by size and temperament within the 3 playrooms. There is not much parking it is primarily a curb side drop off system that takes about 90 seconds. The applicant would be utilizing about 5600 square feet of space. There would be designated staff parking. The dog waste would be taken care of immediately from the play room doubled bag and brought to the dumpster. They use a bio-enzymatic digester that immediately neutralizes odors. The applicant has an acoustical engineer that will ensure the sound of the barks will not bother any tenants.

All activity is done indoors. No outdoor play or offsite walking. Overnight stays would require an employee on site from 5:00 am until 10:30 pm, then after that the pups are monitored remotely through cameras. They comply with all state requirements. They have 220 Dogtopia's throughout the United States and Canada, this is their first in Bergen County. The pups must be up to date on all their inoculations before they are accepted.

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

Application 2023-49A was approved on a motion to grant the application for a site plan waiver to permit the doggie daycare business as described subject to the conditions set forth in the testimony by the applicant, by Donato second by Trotter, and a roll call of all members present voting yes.

Also Under New Business the following Resolution was approved:


Resolution 2022-48AR was approved on a motion by Trotter second by Pronti and a roll call of all members present voting yes.


The board members need to reach out to the Borough Clerk regarding a required basic training course.

The Board's next meeting is scheduled for April 4, 2023.

With no other business before the board, the meeting was adjourned at 7:36 pm.

Submitted by:


Cathleen Calabro, Planning Board Secretary


Date