

Borough of Wood-Ridge Planning Board

Minutes of May 2, 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 – present
	Robert Ruhle – present
	Anthony Iacovino - present
	Christopher J. Inserra – present
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)-present
	Donald Conger (Alternate #3) present
	Christian Leone (Alternate #4) excused
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE – present

The minutes of the **March 7, 2023** meeting were approved on a motion by Trotter second by Donato and a roll call of all members present voting yes except Magnusson, Inserra and Conger who abstained.

Under New Business the following applications were presented:

Member Iacovino recused himself from application 2023-50A.

2023-50A Margherite & Ezio Bettineschi
15 Hackensack Street 206/5 Bathroom Addition

Ezio Bettineschi was sworn in. He is the owner of the 2 family home which he has reside at for 44 years. He is proposing to add a bathroom to the first floor off their primary bedroom. The applicant explained due to their age and medical issues it would be beneficial for them to have the bathroom near them. The existing bathroom is on the opposite side of the house. The application is for the expansion of an existing non-conforming use which creates a D variance and only class IV members are eligible to vote.

Alexis Lugo, the applicant’s architect was sworn in. He stated the proposed bathroom would be 10x10, 113 square feet. The bathroom is added the left side of the outer house on the driveway side. The addition will clear the driveway, there will be no obstruction.

Brian Intindola is our engineer and he stated the applicant is under the FAR requirements and the addition would still meet the side yard setbacks. The applicant agreed to make the bathroom ADA accessible.

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 2023-50A was approved on a motion by Trotter second by Magnusson and a roll call of all members present voting yes.

Member Magnusson recused himself from Application 2023-51A

Application 2023-51A Get Well Physical Therapy, LLC
270 Valley Boulevard Block 313/31 Change in Tenancy

Aylin Mahmut is the owner of the practice. She was sworn in. The applicant explained she is growing out of her current location at 253 Valley Boulevard. She has been there for 4 years. She is proposing to move across the street to the hardware store when it becomes vacant. The new location is about 1400 square feet, double the current size space. There would be 4-5 employees. There would be 2 patients scheduled on the hour. The applicant reviewed the layout of the office. The basement would be used storage purposes only, not for patient care. The hours of operation would be M-Thurs 7:00 am-8:00 pm, Fridays 8:00 – 4:00, Saturdays 8:00-2:00, closed on Sundays. There is no parking lot at the new location. The new lease is 5+5. The landlord owns the hair salon, Napa auto parts and Siegel's.

Brian Intindola, the borough's engineer stated this is a change in tenancy application.

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 2023-51A was approved on a motion by Inserra second by Donato and a roll call of all members present voting yes.

Also Under New Business the following Resolution was approved:

Resolution 2023-49AR was approved on a motion by Donato second by Trotter and a roll call of all members present voting yes except Magnusson, Iacovino, Inserra, Sarlo and Conger who abstained.

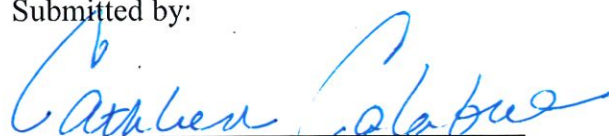
The Chairman reminded the board to file their financial disclosure forms.


An application is pending for 188 Hackensack Street for the June meeting.

The meeting next month is scheduled for June 13, 2023.

With no other business before the board, the meeting was adjourned at 7:33 pm.

Submitted by:


Cathleen Calabro, Planning Board Secretary


Date