

Borough of Wood-Ridge Planning Board

Minutes of June 12, 2023

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:01 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 - present
	Christopher J. Inserra – present
Class I Member (Mayor’s Alternate):	Borough Administrator Christopher Eilert–present
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) present
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE – excused

The minutes of the **May 2, 2023** meeting were approved on a motion by Donato second by Inserra and a roll call of all members present voting yes except Eilert who abstained.

Ordinance 2023-6

An Ordinance of The Borough of Wood-Ridge, State of New Jersey Amending The 2019 Wesmont Station Redevelopment Plan Dated March 18, 2019 to Address the Projected Recreational, Community, and Educational Impacts of the Redevelopment and its Amenities.

Ordinance 2023-6 was moved to recommend to Mayor and Council the adoption of Ordinance 2023-6 on a motion by Trotter, second by Inserra and a roll call of all members present voting yes.

Under New Business the following applications were presented:

The Boards Attorney gave a brief explanation of the following Courtesy Review.

2023-52A A Courtesy Review of School Facility Project – Highland Ave Learning Annex and Recreation Center. Mr. Salerno stated that when an improvement is made to a school typically the matter is referred to the planning board for a courtesy review to amend the redevelopment

plan that was previously adopted to renovate the school. On behalf of the Governing Body, Christopher Eilert, the Borough Administrator will be presenting the application.

Borough Administrator Eilert was sworn in.

He stated that the project has been presented to the Board of Education, an open forum for the town, recreation and the homeowners association. They met with all different groups for about the past 4 months. This is most likely the final amenity to be directed to the redevelopment of the school.

The expansion of C.E. Doyle School was the best choice of the town's schools. Doyle School will offer more classrooms focused on special education and pre-k classes. The three major deficiencies are the following; the multipurpose room is used for the gymnasium, the lunch room and the auditorium, there are no rooms that are specially designed for special education, and the 3rd deficit is the ability to offer pre-k in a compliant manner. The pre-k classrooms are required to have a restroom in the room.

Mr. Eilert referred to the plan for his review, anything in yellow is new construction and blue is the renovation of existing space. It will be a 2-story addition off the existing rear entrance of the school going towards Highland Avenue. The plans were reviewed, listing the end results of the project. The art room and library will also be renovated and restored to their proper purpose. The security throughout the school will be updated. The child study team will have their headquarters at the new wing where they will be able to conduct all their evaluations. When the addition is complete Doyle will have Pre-K through 4th grade, Intermediate School will have 5th&6th grades and the High School will stay with 7th through 12th grades. The first phase has already been approved, we should break ground later sometime this year. The first step would be dismantling the playgrounds. The project will be financed through notes and bonds and school funding. The students will not have the outdoor recess like they were used too during the construction. The school will barrier off the front parking lots to use as the playgrounds. Most of the renovations are going to be done in the summer, so there will be no need for security. Heavy construction will be done when the school is vacant. There will be a class 3 grade special officer at the Doyle campus at all times. A class 3 special officer is exclusively retired and is able to carry a gun and attended special training on school security. The construction area will all be through Highland Ave. The construction start time would be at 7:00 am. The project will be completed by September 2025. The drop off zones will be changed during construction. The expansion will create the need for additional faculty, hence hiring more people.

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 2023-52A was approved on a motion endorsing the Doyle School project that is consistent with the redevelopment & master plans by Inserra second by Iacovino and a roll call of all members present voting yes.

Also Under New Business the following Resolutions were approved:

Resolution 2023-50AR was approved on a motion by Inserra second by Trotter and a roll call of all eligible members present voting yes except Iacovino who abstained.

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

Application 2023-53A Metropole, Inc.

188 Hackensack Street 276/19

Change in Tenancy/Use Variance – only Class IV members are eligible to vote

David Finlay the owner of the business was sworn in. The exhibits were marked in.

The applicant is proposing to open a business that fabricates historic stone for building restoration projects. He is a manufacturing business, no retail. The contract is contingent upon the approval of the application. The stone pieces average 2x1 feet big. They make molds of the patterns and then cast concrete into the molds, then strip the molds and deliver the pieces to the clients. There are not a lot of companies that specialize in this field. Piles of stone and some pallets that have finished projects on them, ready for shipment would be stored outside the building. The stones are used on a daily basis. There is one pick up truck for the company. There are not a lot of deliveries. There is not a lot of foot traffic. There are 4 employees and they work from 7:30 am to 4:00 pm, Monday through Friday. All of the work will be done on the inside of the building, the outside will only be used for storage of the stones and some pallets. The employee would use a fork lift to transfer the stone from the outside to the inside. The cars would be parked on the side of the building. Twenty yards of stones are delivered once a year by a dump truck.

The board members were concerned with the parking, noise, flow of traffic, dust and the storage of the stone.

They would also like to see a site plan. The business is located on a county road and the applicant should reach out to the county and find out what is required to proceed.

The application is carried to the July 11th meeting with no further notice required. A site plan is required to be submitted 10 days prior to the next meeting for the board to review.

Chairman Finke declared the hearing of citizens to be open

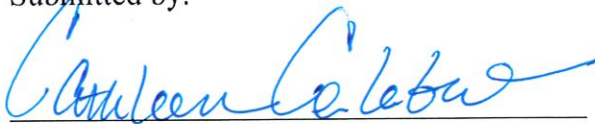
Mauro Allegretta resides at 499 Wood-Ridge Ave. He is concerned with the overflow of cars parking in front of his house.

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

The meeting next month is scheduled for July 11, 2023.

With no other business before the board, the meeting was adjourned at 8:08 pm.

Submitted by:



Cathleen Calabro, Planning Board Secretary



Date