

Borough of Wood-Ridge Planning Board

Minutes of October 3, 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 – excused
	Jeffrey Magnusson – present
	Robert Ruhle – present
	Anthony Iacovino - present
	Christopher J. Inserra – excused
Class I Member (Mayor’s Alternate):	Borough Administrator Christopher Eilert–excused
Class II Member:	Zoning Officer Richard Pronti – excused
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 – present

The minutes of the **August 1, 2023** meeting were approved on a motion by Donato second by Iacovino and a roll call of all members present voting yes except Magnusson who abstained.

Under New Business the following application was presented:

2023-55A Donna Noel LLC
7A Donna Drive 208/24.02
Change in Tenancy/no notice required

Alan Philibosian, the applicant’s attorney, stated that Xavier Noel the owner, T/a Paris Gourmet of NY, Inc. is proposing to use the premises for warehouse and distribution of inventory and packaged food products. The exhibits were marked in. Mr. Philibosian advised the board that there will be no changes to the exterior of the building. The interior will also remain the same, other than the installation of their own racks. The applicant is using the warehouse as storage only. Their main facility is in Carlstadt. The hours of operation would be Monday – Friday from 8:00 am until 6:00 pm. There would be no hazardous or flammable materials being used. The parking spaces would remain the same, and there will not be any overnight parking. There would not be any outdoor storage.

There are currently 20 parking spaces, with about 8-10 employees. The applicant will not be renting out any vacant parking spaces. They would only be storing dry goods, no refrigeration will be installed. The landscape will remain the same.

Brian Intindola, the boards engineer was not concerned with the food waste. He did request a chain link fence with the black slats around the dumpster. The dumpster is located at the west end of the building.

The applicant stated he will do whatever is requested.

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 2023-55A was approved on a motion by Donato second by Ruhle and a roll call of all members present voting yes with the conditions stated that the applicant will not rent parking spaces, there will be no retail distribution, the dumpster will be screened, and the storage of dry goods only.

Also Under New Business the following Resolution and Ordinance was approved:

2023-54AR Chipdee Academy of Music

255 Valley Blvd. 312/14

Change in Tenancy/Use Variance

Resolution 2023-54AR was adopted on a motion by Magnusson second by Donato and a roll call of all members present voting yes.

Bond Ordinance 2023-9

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, AND A NEW FIRE ENGINE AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF WOOD-RIDGE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,700,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

Ordinance 2023-9 was adopted on a motion by Donato second by Magnusson and a roll call of all members present voting yes.

With no other business before the board, the meeting was adjourned at 7:19 pm.

Submitted by:


Cathleen Calabro, Planning Board Secretary Date 12.5.2023