

Borough of Wood-Ridge Planning Board

Minutes of December 5, 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 – 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) – excused
	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 **October 3, 2023** meeting were approved on a motion by Magnusson second by Donato and a roll call of all members present voting yes except Inserra who abstained.

Under New Business the following applications were presented:

2023-56A My Love Pets & Grooming
253 Valley Boulevard 312/14
Change in Tenancy/no notice required

Anthony Gaccione is the owner of the Pet Grooming business located at 253 Valley Boulevard. He applied for a Change in Tenancy. The applicant is looking to downsize his business currently located in Belleville and is proposing to open a pet grooming boutique at the former site of the Physical Therapist. The hours of operation would be 8:00 am – 6:00 pm Monday through Saturday, no Sundays. The business will not offer overnight boarding nor daycare. There would be 4 employees plus 2 part-timers. The space is 700 square feet, they will offer a retail component of selling small pet items. There is a rear door access that the applicant is proposing to use as his drop-off point. There would be 4 dogs at one time per hour and 5 employees. Customers would be in the store for less than 5 minutes to pick up their pet. The retail would be in the front of the store and the grooming in the rear. He will have an advanced drying machine. Dog waste would be taken out every day. The applicant would install a double layer of sheetrock for sound proofing.

Brian Intindola, the boards engineer suggested to try and get one reserved parking space in the front on Valley Boulevard. He does not foresee any issues with proposed business.

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.

The applicant stated he has been in business in Belleville for 7 years.
The board had concerns with the parking and plumbing with the tubs.

No license is required for dog grooming. Cats are special appointments only.

Application 2023-5A was approved on a motion with the conditions stated by Inserra second by Pronti and a roll call of all members present voting yes except Finke who voted no.

Application 2023-57A King Tech Repair LLC
304 Hackensack Street 328/12\
Change in Tenancy no notice required.

Adam Estruch is 100% owner of King Tech. He is purchasing the building from the current law firm who will be moving out. The dentist will be staying. There will be one unit still opened. The applicant will own and occupy an IT managing support business which he is re-located from Secaucus. There are no onsite visitors. Professional use only. There would be no storage of servers, cloud only. Hours of operation would be from 9:00 am – 6:00 pm Monday through Friday with 6 employees. There are 18 parking spaces, the dentist has 4 and 6 for King Tech.

The closing is scheduled for December 20, 2023

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 2023-57A was approved on a motion by Donato second Magnusson and a roll call of all members present voting yes.

Also Under New Business the following Resolution was approved:

2023-55AR Donna Noel, LLC
7A Donna Drive 208/24.02
Change in Tenancy

Resolution 2023-55AR was adopted on a motion by Magnusson second by Donato and a roll call of all members present voting yes except Inserra and Pronti who abstained.

The ReOrg meeting is scheduled for January 2, 2024

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

Submitted by:


Cathleen Calabro, Planning Board Secretary


Date