

Borough of Wood-Ridge Planning Board

Minutes of October 1, 2024

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:02 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
	Robert Ruhle – present
	Anthony Iacovino - present
	Christopher J. Inserra – present
	Omid S. Irani, Esq. – 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:	Anthony Sarlo (Alt #1)-present
	Donald Conger (Alternate #2) present
	Christian Leone (Alternate #3) present
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE – present

The minutes of the **May 7, 2024** meeting were approved on a motion by Inserra second by Ruhle and a roll call of all members present voting yes except Eilert and Pronti who abstained.

Under New Business the following application was presented:

2024-63A Newburgh Fuel Distributor Inc.

Kandola Real Estate – 39-41 Hackensack Street
Blk 2.01&2.02/206 – Restriping of rear parking

The board attorney stated he spoke with the applicant’s attorney regarding the application. The application is for a Not Approved Business Under the Current CO. A request for a new business requires a site plan review and approval.

Application 2024-63A motion by Irani to have the applicant submit a detailed site plan showing all the uses going on at the site second by Donato and a roll call of all members present voting yes.

The applicant will be required to re-notice.

The residents who attended the meeting will be re-notified of the new site plan.

Application 2024-64A Academia Furniture

Joshua Friedman – 320/1.01

1 Passaic Street- Permanent placement of Dumpster in Parking Lot.

Joshua Friedman the representative of the applicant was advised by our attorney that under the rules of the State of NJ including the Planning/Zoning Board any business entity that is a corporation or LLC must be represented by an attorney before the board. There are several concerns at the site that needs to be addressed by way of a site plan application showing the board what is going on at site. The applicant is a tenant of the building. The applicant leases 350 thousand square feet.

Application 2024-64A motion by Eilert to have the applicant submit a full site plan application second by Inserra and a roll call of all members present voting yes.

The applicant will have to notice because the site plan will trigger variances.

Application 2024-61A- Fox Ridge Real Estate LLC
Jake Grieco Blk 281/2 627 Anderson Ave.
Proposed 2nd story addition – existing non-conforming conditions

All non-Class IV Members (Eilert, Pronti, Donato) stepped off the dais and did not participate in the application because it was a zoning application for a Use Variance.

Bruce Rosenberg, Esq. the applicant's attorney, stated this application is to add two new residential apartments to the Anderson Ave location. It is in the LIP zone and is a mixed-use building, commercial on the bottom and two non-conforming residential apartments on the 2nd floor.

The boards attorney advised Mr. Rosenberg, that our board is a single land use board and that only class IV members are eligible to hear and vote on a D2 variance application.

Joe Mele, the applicant's engineer was sworn in. Exhibit A-8 was reviewed. The site occupies the entire block, with Rt 17 along the west side. The site area is 8,087 square feet. The site is currently occupied. The proposed improvements are the 2nd story addition and a rear staircase. Currently the 2nd floor consists of two two-bedroom dwelling units, they are proposing two additional two-bedroom units on the rear addition. The driveway faces Park Place West. This application has 5 variances, the first being the expansion of a non-conforming use, second would be the building coverage, the maximum coverage is 50% the existing is 56% the proposed is 59%. The staircase is causing the 3% increase, the third is the existing side yard setback, the fourth is the retaining wall height which is proposed at 7.8 ft high, and the last is the number of parking spaces, currently there are 2 spaces, proposed is 6 parking spaces. The requirement is 16 spaces. The applicant will comply to Neglia's report. The parking and drainage are the main concerns.

Theodore (Jake) Grieco the owner of the property was sworn in. The warehouse is used for woodworking machinery. The name of the company is Allwood Inc. The applicant uses the building for his office and his employees to do service and storage. The applicant has 4 employees. He is proposing 1 handicap parking space. There are no design calculations as of yet for the retaining wall. DOT records and approval would have to be obtained.

Frank Hall the applicant's architect was sworn in. The architectural plans were reviewed. The applicant has made many outside improvements to the property. The two existing apartments

have been there since the building has been built. The applicant is proposing 2 new apartments above the warehouse portion each at about 1050 square feet in area. The total area of new construction is 2903 square feet. Each apartment would provide two bedrooms, a large open living, kitchen, dining area and laundry facilities. The proposed addition would match the outer face bricking. The HVAC equipment would be stored on the power pit of the new addition.

Joe Mele, the applicant's planner was sworn in. He reviewed each of the variances and stated their justifications. The D2 variance is the expansion of a non-conforming use. Residential uses are not permitted in this zone. Mr. Mele stated this is a suitable expansion for the site. The next is a C1 variance maximum building coverage. The existing coverage is at 56%, the allowable is 50% and the proposed is 59% which is a 270 square feet of additional building coverage caused by the rear staircase. The staircase would be on the Rt.17 side. The site is 8000 square feet which is undersized causing a hardship. Next are the side yard setbacks for both side yards. The side yard closest to Rt 17 is the one that will change currently at 18.2 and proposed at 17.39, the other will remain the same. Next is the retaining wall. The hardship is the existing slope. They would need to cut into the slope to build the wall and provide for the parking spaces. The last is parking space deviation, this a C1 variance and a design waiver. The requirement is 16, they are proposing 6, existing is 2 adding 4 more. The apartments are 500 feet from the train station which may decrease the number of parking spaces required. Mr. Mele state there is no substantial detriment to the public good.

Brian Intindola, the boards engineer stated his concerns, regarding all the planning issues including the residential uses regarding the train station.

Chairman Finke declared the hearing of citizens to be open.

Christopher Eilert residing at 110 Tenth Street complimented the applicant on the upkeep of the property. Mr. Eilert also stated his concerns with the approval of an expansion non-conforming use.

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


3 minute recess. Reconvene at 8:10 pm.

Chairman Finke expressed his concerns with all the variances. He stated to possibly try and eliminate some of the variances.

The applicant is requesting an adjournment so that they may regroup and carry the application to the November 12th meeting.

With no other business before the board, the meeting was adjourned at 8:15 pm.

Submitted by:


Cathleen Calabro, Planning Board Secretary


Date