

Borough of Wood-Ridge Planning Board

Minutes of Re-Organization January 6, 2025

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:00 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
	Robert Ruhle – present
	Anthony Iacovino - present
	Christopher J. Inserra – excused
	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	August Matarazzo, EIT – present

Board Attorney administered the oath of office to the newly appointed members.

Christopher Eilert	Class I Member (Mayor’s Alternate)	1-year term to 12/31/25
Richard Pronti	Class II Member	1-year term to 12/31/25
Michael Donato	Class III Member	1-year term to 12/31/25
Robert Ruhle	Class IV Member	4-year term to 12/31/28
Kevin Trotter	Class IV Member	4-year term to 12/31/28
Anthony Sarlo	Class IV Alternate #1 Member	2-year term to 12/31/26
Christian Leone	Class IV Alternate #3 Member	2-year term to 12/31/26

Member Eilert made the Nominations for Planning Board positions:

Nomination of **Frank Finke** as Chairman of the Planning Board was approved on a motion by Trotter second by Donato and a roll call of all members present voting yes.

Nomination of **Kevin Trotter** as Vice Chairman of the Planning Board was approved on a motion by Trotter second by Donato and a roll call of all members present voting yes.

Nomination of **Cathleen Calabro** as Recording Secretary of the Planning Board was approved on a motion by Trotter second by Donato and a roll call of all members present voting yes.

Nomination of **Kellie Romero** as Financial Secretary of the Planning Board was approved on a motion by Trotter second by Donato and a roll call of all members present voting yes.

Nomination of **Gerald Salerno** as Board Attorney of the Planning Board was approved on a motion by Trotter second by Donato and a roll call of all members present voting yes.

Nomination of **Neglia Group** as Board Engineer of the Planning Board was approved on a motion by Trotter second by Donato and a roll call of all members present voting yes.

Nomination of **Neglia Group and Phillips Preiss Grygiel LLC** as Planning Consultants of the Planning Board was approved on a motion by Trotter second by Donato and a roll call of all members present voting yes.

### **CONSENT AGENDA:**

All matters listed below are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items. If any discussion is desired by the Board Members, that particular item will be removed from the Consent Agenda and will be considered separately.

### **RESOLUTIONS:** Adoption of the following

Resolution 2025-1BR Designate Newspapers  
Resolution 2025-2BR Meeting dates 2025  
Resolution 2025-3BR Appointment of Board Attorney  
Resolution 2025-4BR Appointment of Board Engineer  
Resolution 2025-5BR Appointment of Board Planners

Board member Iacovino, second by Donato moved to the adoption of all matters on the above **Consent Agenda** and a roll call of all members present voting yes.

Under New Business the following was approved:

The minutes of the **October 1, 2024** meeting were approved on a motion by Donato second by Irani and a roll call of all members present and eligible to vote, voting yes except Trotter who abstained.

Also under new business the following application was presented.

**Application 2024-65A – Phenix Salon Suites**  
20 Rosie Square BLK 339/1  
Change in Tenancy  
Notice not required

**Andrew S. Kohut, Esq.**, the applicant's attorney presented the application.

The applicant is proposing to occupy 6800 sq. feet at Wesmont Station for Phenix Salon Suites franchise. The salon will provide smaller individual suites for rent on a month to month basis. The services will include hair, nails, waxing, eyebrow threading and henna tattoos. The hours of operation would be from 7:00 am to 11:00 pm, Monday thru Sunday. The location will consist of 35 individual suites and 1 double suite. The exhibits were marked in.

**Antit Patel** was sworn in. He is 50% owner of the franchise. He stated they sublease to individuals who were approved by the state to conduct salon services. There will be no permanent tattoos provided. Every user will have a certification from the state to conduct business. There is also a suite in Little Ferry and Paramus. The individual subleser would make up their own schedule during the day by appointment only. No walk-ins. The hours of operation are 7:00am until 11:00 pm Monday thru Sunday. Each suite will be run by one employee and will have a sink, two chairs and a vanity, the renter can decorate how they choose. The suites have glass windows. It is never occupied at 100%. There are 70-80 spaces of open parking. The lease is for 10 years under Wood Ridge Salonsuites LLC. There is no reception area, the suites are numbered for the client to be able to find which suite to go to. Each suite is responsible to clean their own area and remove their trash to a dumpster. Each unit will have sufficient plumbing and vents for the odor of the dyes. The typical rent could be from \$300-400 per month.

**August Matarazzo** from Neglia Group stated there is no negative impact with the application.

**Application 2024-65A** was approved on a motion by Donato second by Iacovino and a rollcall of all members present voting yes.

**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 Board's next meeting is scheduled for February 4, 2025.

With no other business before the board, the meeting was adjourned at 7:35 pm.

Submitted by:

  
Cathleen Calabro, Planning Board Secretary

  
Date