

Borough of Wood-Ridge Planning Board

Minutes of March 4, 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 - excused
	Christopher J. Inserra – present
	Omid S. Irani, Esq. – present
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 – excused
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 **ReOrg January 6, 2025** meeting were approved on a motion by Trotter second by Ruhle and a roll call of all members present and, voting yes except Inserra who abstained.

Under New Business the following Application was presented: CARRIED FROM OCTOBER

Application 2024-61A Fox Ridge Real Estate, LLC

Jake Grieco – 627 Anderson Ave 281/2

2nd story addition-variance

Bruce Rosenberg, the applicant's attorney stated the applicant is appearing on a continuation from October 2024 seeking approval for the expansion of a nonconforming use. The applicant is the owner of the mixed-use property with the business on the ground floor and two, two-bedroom apartments on the second floor. The applicant's original request in October was to construct two, two more-bedroom apartments on the second floor. The board had many concerns with the variances and as a result of that the applicant submitted revised plans. The applicant is now proposing two, one-bedroom apartments. A parking variance will still be needed, they are now proposing eight parking spaces. Revised plans were submitted with regard to the retaining wall, proposing to shift it to the east away from Route 17.

The exhibits were marked in.

A-16 was marked in separately as the affidavit of publication.

William Parkhill, the applicants Engineer was sworn in. Mr. Parkhill referred to Exhibit A-11, which is the revised site plan that MidAtlantic prepared for purposes of tonight's meeting. The revisions made are the parking spaces, they are proposing two, two tandem parking spaces in a proposed garage reducing the industrial space by 1400 sq. feet. The new proposed maximum height of the retaining wall is 6.5 feet instead of 9ft originally proposed.

Amy Hummerstone, the applicants Architect was sworn in. They reviewed the revised plans marked as Exhibit A-12. They are proposing to reduce the warehouse space to make room for parking underneath. A discussion ensued regarding the parking garage.

Robert Larsen, the applicants Planner was sworn in. Mr. Larsen referred to Exhibit A-11. He reviewed the variances that are associated with this application. He will focus on the D2 variance. They are seeking to expand the existing nonconformance. He feels the application will promote the general welfare, and there is no negative effect on neighbors or public good. The application will not substantially impair the intent and purpose of the municipal zone ordinance and Master Plan.

Jake Grieco the owner of the property was sworn in. The deliveries will be made through the original garage door and the personnel door.

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.

A discussion ensued regarding the retaining wall, DOT and the parking. The board is struggling with the application adding more issues.

5 minute recess.

The applicant is asking for an adjournment until our next meeting scheduled for April 1, 2025. They will submit a new plan with proper ventilation in garage.

Also under New Business the following resolution was approved:

Application 2024-65AR – Phenix Salon Suites

20 Rosie Square BLK 339/1

Change in Tenancy

Application 2024-65AR was approved on a motion by Irani second by Sarlo and a rollcall of all members present voting yes except Inserra who abstained.

With no other business before the board, the meeting was adjourned at 7:53 pm.

Submitted by:



Cathleen Calabro, Planning Board Secretary



Date