

Borough of Wood-Ridge Planning Board

Minutes of April 1, 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 – 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–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) excused
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	August Matarazzo, PE – present

The minutes of the **March 4, 2025** meeting were approved on a motion by Inserra second by Irani and a roll call of all members present voting yes.

Under New Business the following Application was presented:

Application 2025-66A – Meadowlands Transportation Brokerage Co.
TBA – EZ Ride – Site Plan Approval – Construct a Parking Lot
144 Park Place East Blk 249/3

Matthew Gilson, the applicant’s attorney explained the applicant has been in business in town for about 20 years and has been an excellent tenant with no issues. Mr. Gilson stated with their growing business, there is a need for an expansion on to Lot 3 for six (6) electrical vehicle spaces. His applicant is proposing to construct a parking lot on Lot 3 dedicated to Electric Passenger Vans. Parking lots are not a permitted use in the R2 zone, which creates several variances such as a D2 variance. This is an expansion of the current operations on Lots 1 & 2.

The exhibits were marked in.

David Clark the applicant’s engineer was sworn in.

The entrance of the lot is located along Park Place and the exiting driveway is located along Berger Street. The parcel is a former auto maintenance operation and on the corner is a sewer pump station owned by the Borough of Wood-Ridge.

The parcel is 6431 square feet in size, which meets the required minimum of 5000 sq. ft. for the project. DEP is requiring a full cap off of the property. The proposed 6 spaces would have to be

angled with a one way in and a one way out due to the narrowness of the lot and the size of the buses. The vehicles would be the same size as they use now, just a different engine. They are looking to have 4 ED charging points; those charges can be powered by the building. There is no planting proposed at this time. They are proposing a 10ft chain link security fence. The lighting will be shielded and reflected away from residential areas. They are proposing 3 lights 2 of which are pole mounted lights one on the east side which points in to the property and the other on the south side pointing into the property. The stormwater drainage would remain the same. The applicant will comply with all of Neglia's conditions.

A-9 Site Distance Exhibit was added to the exhibits.

Christine Nazzaro Cofone the applicant's planner was sworn in. She stated the C variances are subsumed in to the D variance. As far as the particular suitability, there are noticeable environmental constraints, and the site needs to be capped in order to develop it at nearly 100%. Ms. Cofone stated that Criteria G of the Land Use Law talks about sufficient spaces in appropriate locations for a variety of uses. She feels Criteria G is satisfied. Secondly Criteria N of the MLUL talks about promoting things with development renewable energy sources and because this application is to accommodate electrical vehicles, the criteria is met.

Ms. Cofone stated that this application is aligned with the Master Plan and in her opinion this D1 Use Variance application can be granted with no substantial detriment to the public good.

August Matarazzo the board's engineer was sworn in. He stated the applicant should consider to put a trench drain along the driveway to minimize the sheet flow.

A discussion ensued regarding the consolidation of the three lots.

Chairman Finke declared the hearing of citizens to be open.

Faith Armonaitis was confirming how many charging stations will be installed.

The applicant stated there will be either 2 or 4 charging stations.

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

The board asked about the landscaping and wanted clarification of the environmental issues. It was stated it was the ground soil.

Application 2025-66A was approved on a motion by Inserra second by Ruhle with the following conditions as stated:

The applicant agrees to install a trench drain along the driveway on Berger Street;

The applicant agrees to provide any DEP correspondence to the Borough Engineer

The applicant agrees to consolidate all three lots

The applicant agrees to comply with all the conditions and recommendations in the Neglia Engineering review letter.

And a roll call of all members present voting yes.

With no other business before the board, the meeting was adjourned at 7:55 pm.

Submitted by:


Cathleen Calabro, Planning Board Secretary


Date