

Borough of Wood-Ridge Planning Board

Minutes of May 6, 2025

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:00 pm by Vice Chairman Trotter. Vice Chairman Trotter read the Open Public Meetings Act Statement. The Pledge of Allegiance was recited. Attendance was as follows:

Class IV Members:	Chairman Frank Finke – absent
	Vice Chair Kevin Trotter – present
	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 –absent
Class III Member:	Councilman Michael Donato – present
Class IV Alternate Members:	Anthony Sarlo (Alt #1)-absent
	Donald Conger (Alternate #2) absent
	Christian Leone (Alternate #3) absent
Secretary:	Kellie Romero – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intendola, PE – present

Christopher Eilert introduced Paul Grygiel, AICP, PP and they gave a brief presentation of the new housing element and the fair housing plan for the Borough of Wood Ridge.

Under New Business the following Application was presented:

Application 2025-67A – East Coast Toyota
Park Place West – Blk 228/1.02
Site Plan Approval Required – Construct Auto Care Center
Matthew Gilson, Esq.

Matthew Gilson, the applicant’s attorney introduced their Engineer Joshua Tiner, P.E. who was sworn in. Mr. Tiner presented the board with exhibit A-14 Colored Site Plan of property. We are an Automotive repair and sales in a LIP Zone which is not permitted. We are required to have 239 parking spaces we will have 212 spaces. We will have 24-foot driving aisles so we will need relief for that. Our parking spaces will be 8’X18’. We will have 6 proposed signage counting the directional signs.

D-Variance 5:30-11a Automotive/Sales
5:30-a Maximum Frontage (feet)
6:40.c3 Adjacent property max retaining wall 6 feet
5:30-62. e.1.b free standing sign
5:30-62. e.1.c 1 bldg. mounted sign
5:30-62. e.1.c 150 sq ft max bldg. signage
5:30-62. e.3 max 1 free standing sign
335-65 239 required parking spaces (212 proposed)

335-65b required 200 sq ft 10x20 parking space 9x18 proposed
Screening waiver
Reviewed Neglia letter.

Attorney called Matthew Seckler, PE, PTOE (Traffic) and Professional Planner he was sworn in. We require a D-1 Variance for an Automotive use. You will not see any of the work being done at the shop. Everything will be done inside the building.
This will meet purpose G, H and I. visual environment.
Variance is needed for setbacks, free standing signs and number of signs.
Design waivers for parking and isle width. Screening with planting.
Negative criteria- no significant increase in traffic or height of building. We do not see any negative criteria with this application.

Trotter – Hours of operation?

Owner of East Coast Jeffrey Brown 7AM-5PM Monday – Friday 7AM-4:30 Sat and two late nights till 6:30PM. We have 48 employees; I would like to increase it to 59.

Irani- How many cars go in and out now? 70-120 for repairs but I am proposing 70-150.

Hearing of Citizens: NONE

Brian Intindola said it was a great application.

Board Members questions/comments: NONE

Motion: Inserra to accept the application as presented seconded by Ruhle. Rollcall: Trotter, Ruhle, Iacovino, Inserra, Irani Abstain : Eilert , Donato

The minutes of the **April 1, 2025** meeting were approved on a motion by Donato second by Iacovino and a roll call of all members present voting yes.

Resolution 2025-66A was approved on a motion by Donato second by Inserra. Rollcall: Inserra, Ruhle, Iacovino, Irani, Donato Abstain: Trotter, Eilert

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

Submitted by:


Cathleen Calabro, Planning Board Secretary


Date