

Borough of Wood-Ridge Planning Board

Special Minutes of October 28, 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 – present
	Omid S. Irani, Esq. – excused
Class I Member (Mayor’s Alternate):	Borough Administrator Christopher Eilert–present
Class II Member:	Zoning Officer Richard Pronti –excused
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, PE – present

The minutes of the **July 8, 2025** meeting were approved on a motion Inserra by second by Eilert and a roll call of all members present voting yes.

Under New Business the following Application was presented:
Only Class IV Members are eligible to vote

Application 2025-69A – Scarimbolo
Addition – Non Conforming Use
558 Ryerson Ave, 299/17

The board’s attorney Gerald Salerno advised the board that the application is for a D2 variance, which is a variance to permit the expansion of a pre-existing non-conforming use. The property is a 2 family home in a R1 one family zone. The board will sit as a zoning board to hear the use variance application.

Maryanna Scarimbolo is the owner of the property. She testified that every time there is heavy rain her garage and basement flood due to the slope of the property. The front part of the dwelling is a two-story structure over a full basement and the rear portion is one story over the basement and garage. The garage is located to the rear portion of the site approximately 65 feet from the street. Due to the Ryerson Ave slope, the pitch of their driveway and the location of the garage during heavy rain or snow storms the water runs down Ryerson and into their driveway flooding the garage and basement. The applicant is proposing to rebuild a garage closer to Ryerson Ave which would change the finished floor elevation from 94 to 98. The proposed

addition would consist of a bedroom and an additional two car garage. The existing garage would be converted to a basement space.

The board's attorney addressed the applicant for clarification. The lot is approximately 7800 square feet. They are proposing a one-story addition to the existing basement, garage and the first floor. The new garage would be about 450 square feet, the bedroom would be about 140 square feet on the first floor and a new roof to that area.

A new retaining wall is also to be installed to alleviate the flooding issue.

The applicant has lived there 18 years and resides on the first floor. There are no changes to the second floor apartment.

Vincent Fiorenza was sworn in. Mr. Fiorenza is a retired builder and the applicant's cousin. He was unable to testify why the building coverage was exceeding the 30%. The building coverage is proposed to 31.5%.

The board's engineer August Matarazzo stated the 1.5% is very minor. The addition is on the existing driveway. The French drain will be in compliance. The applicant will comply to Neglia's report. The seepage pit will be designed by an engineer. Photos were added to the exhibits as A-8.

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.

Application 2025-69A was approved on a motion by Trotter second by Inserra and a roll call of all Class IV members present voting yes with the condition that the applicant submit a stormwater management plan.

Our next meeting is scheduled for December 2, 2025.

With no other business before the board, the meeting was adjourned at 7:21 pm.

Submitted by:


Cathleen Calabro, Planning Board Secretary


Date