

Borough of Wood-Ridge Planning Board

Minutes of February 3, 2026

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:08 pm by Member Eilert. Member Eilert read the Open Public Meetings Act Statement. The Pledge of Allegiance was recited. Attendance was as follows:

Class IV Members:	Chairman Frank Finke – excused
	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 – present
Class III Member:	Councilman Michael Donato – present
Class IV Alternate Members:	Anthony Sarlo (Alt #1)-present
	Donald Conger (Alternate #2) excused
	Christian Leone (Alternate #3) excused
	Christopher Musante (Alternate #4) present
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	Brian Intindola, PE, PP – excused

Under New Business the following was approved:

The minutes of the **January 6, 2026 ReOrg** meeting were approved on a motion by Donato second by Pronti and a roll call of all members present and eligible to vote, voting yes except Trotter who abstained.

The boards attorney Gerald Salerno, thanked the board for his reappointment as the Planning Board Attorney and stated how much he enjoys representing this board.

Also Under New Business the following was presented:

Public Hearing on the Revised Housing Plan Element and Fair Share Plan as an Amendment to the Borough of Wood-Ridge’s Master Plan.

Back in June of 2025 the board previously adopted a Revised “HEFSHP”. Mr. Salerno stated the borough entered into a final settlement agreement, that settled what is known as round four. The borough was required to make a few minor tweaks to the “HEFSHP”.

Member Eilert made a motion to declared the hearing of citizens to be open to the public second by Donato. All members present voting yes.

George Armonatis from TAPinto asked for a brief statement.

Member Eilert stated that the Borough of Wood-Ridge has been in compliance with their obligations under the Fair Share Plan since the completion of the affordable housing component of Westmont Station. He also stated that there are the 151 affordable units that were constructed in the Wesmont Station Redevelopment area which are located between Avalon Bay apartment buildings and the Ingerman apartments that make the borough fully compliant. The resolutions that we are adopting tonight is to pledge that we will stay compliant and follow the state law.

With no one else wishing to be heard, Member Eilert made a motion to declare the Hearing of Citizens closed second by Trotter. All members present voting yes.

A Motion by Trotter second by Irani to adopt the Revised Housing Plan Element and Fair Share Plan as an Amendment to the borough of Wood-Ridge's Master Plan and a roll call of all members present voting yes.

Resolution 2026-6BR of the Planning Board of the Borough of Wood-Ridge Adopting the Revised Housing Plan Element and Fair Share Plan of the Master Plan was approved on a motion by Trotter seconded by Irani and a roll call of all members present voting yes.

A Motion by Irani second by Pronti to adopt the Master Plan consistency review of Ordinance 2026-1 amending Article IV, entitled Development Fees, of Chapter 264, entitled Fees, as referred by the Mayor and Council.

Resolution 2026-7BR of the Planning Board of the Borough of Wood-Ridge, Regarding Master Plan Consistency Review of Ordinance 2026-1, recommends that the Governing Body adopt same, on a motion by Irani second by Pronti and a roll call of all members present voting yes.

A Motion by Trotter second by Iacovino to adopt the Master Plan consistency review of Ordinance 2026-2 amending Chapter 530, entitled Zoning as referred by the Mayor and Council and a roll call of all members present voting yes.

Resolution 2026-8BR of the Planning Board of the Borough of Wood-Ridge, Regarding Master Plan Consistency Review of Ordinance 2026-2 recommends that the Governing Body adopt same, on a motion by Trotter second by Iacovino and a roll call of all members present voting yes.

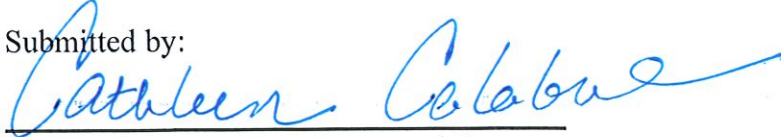
Member Eilert declared the hearing of citizens to be open.
With no one wishing to be heard, Member Eilert declared the Hearing of Citizens closed.

We have a pending application that has not been deemed complete yet, if we do not hear from them within the next couple of weeks our March meeting may be cancelled.

The Board's next meeting is scheduled for March 3, 2026.

With no other business before the board, the meeting was adjourned at 7:23 pm.

Submitted by:

A handwritten signature in blue ink that reads "Cathleen Calabro". The signature is written in a cursive style with a long horizontal flourish at the end.

Cathleen Calabro, Planning Board Secretary

Date:

A handwritten date in blue ink that reads "May 5, 2024". The date is written in a cursive style.