

Borough of Wood-Ridge Planning Board

Minutes of June 9, 2026

Wood-Ridge Municipal Building Council Chamber

The meeting was called to order at 7:03 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. – excused
Class I Member (Mayor's Alternate):	Borough Administrator Christopher Eilert – excused
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) – present
	Christian Leone (Alternate #3) – present
	Christopher Musante (Alternate #4) – present
Secretary:	Cathleen Calabro – present
Attorney:	Gerald Salerno, Esq. – present
Engineer/Planner	August Matarazzo, PE – present

The minutes of the **May 5, 2026** meeting were approved on a motion by Pronti second by Donato and a roll call of all members present and eligible to vote, voting yes except Leone who abstained.

Under New Business the following applications were presented and approved:

Only Class IV members eligible to vote on Application 2026-73A

2026-73A Yancey Puerta
103 Hackensack Street Blk 242/8
Pre-existing, non-conforming renovation

Yancey Puerta, the owner of 103 Hackensack Street was sworn in. The applicant has owned the property since August of 2019. He is proposing to renovate the third floor of the dwelling to make it a more usable space. Design changes were made to the plans to decrease the height of the house. The building currently has a non-conforming height, and is being reduced during construction, but the height will still be non-conforming. The whole house will be renovated, but the variance is for the

height. The height of the home is currently 34.83 feet and the proposed is 33.42 feet but still does not comply with the height regulation and creates the D Variance. The applicant is enhancing the aesthetic value of the home which is a positive criterion to justify the variance.

The new decks proposed would be in compliance.

The renovation is projected to take about 18 months.

Neglia is in favor of the application.

Chairman Finke declared the hearing of citizens to be open.

Norm Petterson of 109 Hackensack Street appreciates the applicant is keeping the style of the home and is in favor of the project.

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

Application 2026-73A was approved on a motion by Trotter second by Conger and a rollcall of all members eligible to vote yes.

Only Class IV members eligible to vote on Application 2026-75A

2026-75A Weilun Su and Yuanrong Liang
53 Hackensack Street Blk 221/8 Auto Repair Shop
Non-Conforming-Permitted Use in R1 Zone

Yuanrong Liang and Weilun Su are the property owners. They were both sworn in. The auto repair shop is an existing non-conforming commercial business located in a R-1 zone. The applicant is seeking approval before the close of the property. The owners are not making any changes to the business.

Mark Sepede is the current owner for 40 plus years, he was sworn in. He stated he is an auto repair shop, not auto body shop. A general repair shop, brakes, oil changes, engines, etc. After discussion, and agreement of the new property owners to make the parking spot closest to Center Street a no parking zone to make the line of site easier for the drivers.

The applicant will comply with all disposal requirements.

Brian Intindola stated the applicant is an existing legal non-conforming use, they manage the business well and does not affect the master plan nor does it change the impact of the town.

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 2026-75A was approved on a motion with the condition of removing the corner parking spot by Trotter second by Inserra and a rollcall of all members eligible to vote yes.

Also Under New Business the following Resolutions were approved:

Resolution 2026-72AR was approved on a motion by Inserra second by Ruhle and a roll call of all members eligible to vote yes except Trotter and Leone who abstained.

Resolution 2026-74AR was approved on a motion by Donato second by Conger and a roll call of all members eligible to vote yes except Trotter and Leone who abstained.

The Board's next meeting is scheduled for July 7, 2026.

With no other business before the board, the meeting was adjourned at 7:36 pm.

Submitted by:



Cathleen Calabro, Planning Board Secretary

Date:

