PLANNING BOARD, WOOD-RIDGE, NJ 2024-61A

NOTICE OF APPLICATION

Applicant(s): JAKE GRIECO

Trade Name: FOX RIDGE REAL ESTATE LLC

Residing at:	831 WILLOW AVE	HOBOKEN	NJ	07030
	Number & Street	Town	State	Zip

Telephone: (201) 310-5469

Hereby applies to the Planning Board per the following decision of the Zoning Official:

Proposed 2nd Story Add-A-Level. This will create multiple expansions of existing non-conforming setback conditions including, but not limited to:

- **Minimum Lot Area**
- **Front/Side and Rear yard**
- **Maximum Lot Coverage**

For the following described property:

627 ANDERSON AVE		LIP
Number & Street		Zoning District
	2	281
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied _X__ Date_5/13/2024___

FEE	**ESCROW**
$1,000	$3,000

2024-61A

WOOD-RIDGE PLANNING BOARD
Municipal Building
85 Humboldt Street
Wood-Ridge, NJ 07075

APPLICATION FOR DEVELOPMENT

APPLICANT: Fox Ridge Real Estate LLC

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
627 Anderson Avenue, Wood-Ridge, NJ	281	2	LIP (LIGHT INDUSTRIAL PARK)

1. Application for:
(Check appropriate boxes) and attach appropriate detail page(s)

	Minor Subdivision Approval
	Preliminary Major Subdivision Approval
	Final Subdivision Approval
	Minor Site Plan Approval
X	Preliminary Major Site Plan Approval
X	Final Major Site Plan Approval
	Amendment or Revision to an Approved Site Plan
	Conditional Use Approval
	Issuance of a Permit for a structure in bed of a mapped street, public drainage or flood control basin or public area
	Issuance of a permit for a lot lacking street frontage
	Design Waivers
X	Variance - see attached summary of variances requested
X	Use Variance (expansion of a non-conforming use)
	Other (specify)

To be completed by Borough Staff only

Date Filed:

No: _____ Application Fee: _____ Escrow Deposit: _____	Scheduled for: Hearing: _____

2. APPLICANT

NAME	Fox Ridge Real Estate LLC
ADDRESS	627 Anderson Avenue, Wood-Ridge, NJ
TELEPHONE NUMBER	210-310-5469
FORM OF BUSINESS:	
Individual	
Corporation	
Partnership	
Limited Liability Company	X
Other (Specify)	

3. APPLICANT'S DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40-55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply)

NAME	ADDRESS	INTEREST
Jake Grieco	627 Anderson Avenue	100%
	Wood Ridge, NJ 07075	

4. APPLICANT'S STANDING Applicant has standing to make this application because:

Applicant has a contract or lease (attach copy)	
Applicant is the owner	X
Other (specify)	

5. PROPERTY INFORMATION

Owner's Name: Fox Ridge Real Estate LLC

Address: 627 Anderson Avenue, Wood-Ridge, NJ

Telephone No.: 201-310-5469

List all restrictions, covenants, easements, agreements or other items affecting the use of the property.

Describe the current use of the property.
The property currently consists of storage, office, and multifamily uses.

6. TAX COLLECTOR'S CERTIFICAITON

(YES) NO - Attached is a copy of a Certification from the Tax collector that all taxes due on the subject property have been paid.

7. SUPPORTING DOCUMENTS.

List all Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). The documentation must be received by the Board at least ten (10) days prior to the meeting at which the application is to be considered.

Description of Item: The attached transmittal provides a list of all submitted items.

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	Bruce Rosenberg, Esq.
ADDRESS	Court Plaza South - East Wing, 21 Main Street, Suite 101
CITY, STATE ZIP	Hackensack, NJ 07601-0647
PHONE	201-487-3800
FAX	201-487-8529

APPLICANT'S ENGINEER

NAME	Joseph Mele, P.E. (MidAtlantic Engineering Partners, LLC.)
ADDRESS	26 Washington Street, 3rd Floor
CITY, STATE ZIP	Morristown, NJ 07960
PHONE	973-715-8652
FAX	

APPLICANT'S TRAFFIC CONSULTANT

NAME	N/A
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	Joseph Mele, P.E. (MidAtlantic Engineering Partners, LLC.)
ADDRESS	26 Washington Street, 3rd Floor
CITY, STATE ZIP	Morristown, NJ 07960
PHONE	973-715-8652
FAX	

9. INFORMATION REGARDNG OTHER APPROVALS

Other Agency	Jurisdiction Yes	No	Date Application Submitted
Wood-Ridge Sewerage Authority		NO	
Bergen County Planning Board		NO	
Bergen County Health Dept.		NO	
BC Soil Conservation District		NO	
NJ Dept. of Environmental Protection ("NJDEP)		NO	
NJDEP Sewer Extension Permit		NO	
NJDEP Stream Encroachment Permit		NO	
NJDEP Wetlands Permit		NO	
NJ Dept. of Transportation	YES		
Other: Bergen County Utilities Authority	YES		

10. NOTICES TO THE PUBLIC Respond to each of the following and attach a copy of the required notice, proof of mailing or proof of publication:

Yes No	Are you required to serve notice of public hearing on owners w/in 200 feet of the subject property?
Yes No	Are you required to serve notice of public hearing on the Clerk of an adjoining municipality?
Yes No	Are you required to serve notice of public hearing on the BC Planning Board?
Yes No	Are you required to serve notice of public hearing on any other person entity or governmental agency? Specify:
Yes No	Are you required to publish a notice in Wood-Ridge's official newspaper?

11. CERTIFICATIONS

APPLICANT

I certify that the statements made and the materials submitted in support of this application for development are true, I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

I understand that an escrow deposit is required by the Borough of Wood-Ridge to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Planning Board. Sums not utilized in the review process shall be returned. I will make the escrow deposit within 15 days of notification of the proper amount. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I understand that this application will be deemed incomplete unless the initial escrow deposit is made.

FOX RIDGE REAL ESTATE LLC

Date: 7/12/24

By: _____
BRUCE R. ROSENBERG, ESQ.,
Attorney for Applicant

Sworn to and subscribed before me this

12th day of July

_____
Notary Public JANINE D. COSTANZO
A Notary Public of New Jersey
My Commission Expires September 24, 2026

OWNER

I certify that I am the Owner of the property which is the subject of this application, and that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

_____
Signature of Owner

Sworn to and subscribed before me this

_____ day of _____

_____
Notary Public

SUBDIVISION APPLICATION DETAILS

Describe in detail the exact nature of the applications and the changes to be made at the premises, including the proposed use of the premises: (attached pages as needed)

Number of lots to be created		
Number of proposed dwelling units, including remainder lot, if applicable		
Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers?	Yes	No
Are any off-tract improvements required or proposed?	Yes	No
Any Request for Waiver from subdivision Design standard(s)	Yes	No
Does the application require any variance?	Yes	No
Attached is the completed application checklist required by ordinance	Yes	No

For each design waiver required, state (attach additional sheets if needed):

Nature of waiver requested	Code Section affected	Facts supporting grant of waiver

For each variance required, state (attach additional sheets if needed):

Variance type (c1 or c2)	Nature of variance requested	Zoning Code Section affected	Facts supporting grant of variance

SITE PLAN APPLICATION DETAILS

Describe in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)
Addition of 2 apartments above the existing storage space, a stairwell to access the proposed apartments, and additional parking, grading, and drainage.

Area to be disturbed (square feet)		approx. 2,750 sf	
Total number of proposed dwelling units		Two (2) 2-bedroom dwelling units	
Are there any off-tract improvements required or proposed	(Extending proposed driveway to curb)	(Yes)	No
Any Request for Waiver from Site Plan Design Standard(s)		Yes	(No)
Does the application require any variances:		(Yes)	No
Attached is the completed application checklist required by ordinance		(Yes)	No

For each design waiver required, state (attach additional sheets if needed):

Nature of waiver requested	Code Section affected	Facts supporting grant of waiver.
No design waivers requested.		

For each variance required, state (attach additional sheets if needed): if this is a use variance, state the proposed use and the reasons supporting grant of the requested use variance including ay special reasons.

Variance type (cl or c2)	Nature of variance requested	Zoning code section affected	Facts supporting grant of variance.
See attached document entitled *Statement of Principle Points for Requested Variances.*			

CONDITIONAL USE APPROVAL APPLCATION DETAILS

Describe in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)

List each condition affecting this application by section of Wood-Ridge Zoning Ordinance and describe how this application meets each condition.

Section No.	Description	How application complies

Does the application comply with all conditions set forth in the Wood-Ridge ordinance?	Yes No
Did the Applicant complete the Site Plan Application Detail Sheet	Yes No

APPLICATION WHICH CONTEMPLATES BUILDING OR STRUCTURE NOT ABUTTING A STREET – DETAILS

Does the application contemplate erection of a building or structure on a lot which does not abut a street giving access to the proposed building or structure? Yes (No)

If the answer to the foregoing is in the Affirmative:

Set forth the nature of the building or structure to be erected.

State the practical difficulty, unnecessary hardship or other circumstances which impede the placement of the proposed building or structure or a lot which abuts a street.

State all provisions proposed by the Applicant that will result in adequate access to the property for anticipated uses for firefighting equipment, ambulances and other emergency vehicles.

WOOD-RIDGE PLANNING BOARD
BOROUGH OF WOOD-RIDGE
85 HUMBOLDT STREET
WOOD-RIDGE, NJ 07075

CERTIFICATION OF TAX PAYMENTS

Fox Ridge Real Estate. LLC
Name of Applicant

627 Anderson Ave
Street Address

281
Block

2
Lot

I, Kellie Romero, Tax Collector of the Borough of Wood-Ridge, New Jersey, do hereby certify that tax charges on the captioned premise are paid through the current tax period and are not in arrears.

Date: 7/15/24

Kellie Romero
Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Wood-Ridge Borough
Bergen County

HEARING NOTICE
PLANNING BOARD - BOROUGH OF WOOD-RIDGE

NOTICE TO BE SERVED ON OWNERS OF ALL AFFECTED PROPERTY

PLEASE TAKE NOTE:

In compliance with Chapter 45-49 of the Land Use Procedures Ordinance of the Borough of Wood-Ridge and N.J.S.A. 40:55D-12 of the Municipal Land Use Law, Notice is hereby served upon you to the effect that (I) (We) am/are applying for approval to:

_____

_____

_____

For the Property/Structure located at: _____

Block: _____ Lot: _____ Zone: _____

This notice is sent to you as an owner of property in the immediate vicinity. A Public Hearing has been ordered for (date)_____ at 7:00 PM at Wood-Ridge Borough Hall, 85 Humboldt Street, Wood-Ridge, New Jersey. When the case is called you may either in person or by agent, or attorney, appear and present any questions or comments which you may have regarding this application.
All documents relating to this application are available to the public for inspection at the Wood-Ridge Borough Clerk's Office between 9:00 am and 4:00 pm. Please call the Clerk's office at 201-939-0202 ext. 2 to schedule an appointment to view the application. The application can also be viewed on the Borough website at www.njwoodridge.org under "Boards & Commissions" and then "Planning Board".

This notice is sent by the applicant by order of the Planning Board of the Borough of Wood-Ridge, New Jersey.

Respectfully Submitted,

_____
Applicant

TO APPLICANT: One copy of this notice must be served upon each property owner with-in 200 ft. of the subject property. Notice may be served personally upon the owner or his agent in charge of the property or by mailing a copy of this notice to the owner of the property by certified Mail Return Receipt. Leaving the notice in the mailbox or at the property with-out serving it personally on the owner or his agent is NOT PROPER SERVICE and will cause the application to be rejected. The original NOTICE MUST BE filed with the Planning Board of Wood-Ridge.

NOTICE TO BE PUBLISHED IN OFFICIAL NEWSPAPER
BOROUGH OF WOOD-RIDGE - PLANNING BOARD

NOTICE OF PUBLICATION

Take notice that on the _____day of _____

A public hearing will be held before the Borough of Wood-Ridge Planning Board on the application of the undersigned who requests:

_____

_____

_____

For the property/structure located at_____

And designated as Block _____ Lot_____ Zone: _____

In addition to above _____ approval, the following variances are also proposed:

_____

_____

All documents relating to this application are available to the public for inspection at the Wood-Ridge Borough Clerk's Office between 9:00 am and 4:00 pm. Please call the Clerk's office at 201-939-0202 ext. 2 to schedule an appointment to view the application. The application can also be viewed on the Borough website at www.njwoodridge.org under "Boards & Commissions" and then "Planning Board".

Any interested party, either in person or by agent, may appear at the above referenced Public Hearing and participate therein, in accordance with the rules of the Borough of Wood-Ridge Planning Board. The hearing will be held on the date listed above at the Wood-Ridge Borough Hall, 85 Humboldt Street, Wood-Ridge, NJ 07075 at 7:00 pm.

_____ _____

Name of Applicant Date

PLANNING BOARD
BOROUGH OF WOOD-RIDGE, NEW JERSEY
AFFIDVAIT OF SERVICE OF NOTICE

STATE OF NEW JERSEY:

COUNTY OF BERGEN: ss:

_____ of full ages, being duly sworn in according to law, on his oath deposes and says that I (we) reside at_____ _____in the Borough of _____, County of _____ and State of _____ And that I (we)did on _____20____, at least ten(10) days prior to hearing date, give personal notice to all property owners within 200 feet of property affected by application Number _____ located at_____ _____.

Said notice was given either by personally serving a copy of the Hearing Notice on the property owner, or by sending said form by Certified Mail, Return Receipt Requested. Copies of the registered receipts are attached hereto, along with the certified list as supplied by the Borough Administrator.

Notices were also served upon:
(check if applicable)
( ) 1. The Clerk of the _____of ( ) 2. County Planning Board, ( )3. The Director of the Division of State and Regional Planning
( ) 4. The Department of Transportation.

A copy of said Hearing Notice is attached hereto.

Signature _____

Sworn to and subscribed before me this _____day of _____20_____

VARIANCE LIST REQUEST FORM

NAME: Fox Ridge Real Estate LLC

ADDRESS: 627 Anderson Avenue

BLK/LOT: 281 / 2

PHONE: 201-562-1070

PICK UP: _____ MAIL: _____

FEE: _____ CHECK: _____ CASH: _____

Statement of Principle Points for Requested Variances

Application to Wood-Ridge Planning Board

June 3, 2024

1. Request for 'D' 2 Variance - to seek approval for the expansion of a nonconforming use. The existing structure consists of industrial, office, and residential uses (two existing apartment units). Two (2) additional apartment units are proposed above the ground floor. Residential uses are not permitted in the LIP Light Industrial Park zoning district.
   Special Reasons for the request are as follows:
   - *Residential apartment units already exist on the upper level of part of the structure.*
   - *The site is within 300 feet of the Wood-Ridge train station, making it an ideal location for residential units.*
   - *The proposed apartments are compatible with nearby residential units.*
   - *The site is unique in its isolated location being at the dead end of two streets.*
   - *The mixed-use character of the site provides a suitable transition from the commercial uses to the south to the residential uses to the north.*
2. Request for 'C' 1 Variance – to seek approval for exceeding the maximum building coverage of 50%, whereas 56% is existing and 59% is proposed.
   Special Reasons for the request are as follows:
   - *The minimum lot size for a lot in this zone is 40,000 SF whereas the existing site's area is only 8,087 SF. Due to the undersized nature of the lot, compliance with building coverage presents a hardship. The proposed development is primarily a vertical expansion where the change in building coverage is only slightly increased by 3%. The 3% increase is for the purposes of building egress (building stairwell).*
3. Requesting 'C' 1 Variance for side yard setback whereas the side yard setback of 25 feet is required (§530-39), and 3.8 feet exists along the north side yard, and 18.2 feet exists on the west side yard. The side yard setback on the north side of the site will remain unchanged at 3.8 feet. The side yard setback on the west side yard of the site will be slightly reduced from 18.2 feet to 17.39 feet.
   Special Reasons for the request are as follows:
   - *The site's size presents a hardship in the ability to comply with the setback requirements.*
   - *The existing side yard setback on the north side of the site is 3.8 feet which does not comply with the required side yard setback.*
   - *The location of the decreased setback lies along the inaccessible Route 17 side of the site where a wooded embankment exits serving as a natural buffer and screen from other private properties.*
   - *The proposed decrease in the side yard setback on this side of the site only occurs for a small portion of the building for the purposes of access to the proposed apartment units above the existing warehouse.*
4. Request for 'C' 1 Variance – to seek approval for a retaining wall over 6 feet to project into the require front and side yards (§530-42.C.(3)).
   Special Reasons for the request are as follows:

- *The northwest portion of the site (along Route 17) contains a sloped embankment which, if improved, would require retaining walls in order to accommodate additional parking.*
- *Additional parking is proposed to accommodate the proposed apartment units, including an ADA accessible parking space.*
- *Due to the slope of the site in this area, a retaining wall of 9 feet is necessary. This wall will extend approximately 9 feet into the side yard and 8 feet into the front yard.*

5. Request for 'C' 1 Variance for a reduction in the required parking spaces, where 16 parking spaces are required and a total of 6 parking spaces are proposed for the site (§530-63.B. & §335-65).

   Special Reasons for the request are as follows:

   - *Two (2) apartment units, warehouse space, and an office currently exist on the site which require 12 spaces whereas 3 parking spaces are provided (a deficiency of 9 spaces). The two (2) proposed apartment units require an additional 4 spaces, therefore 16 parking spaces shall be required. The development proposes 6 parking spaces (a deficiency of 10 spaces) which is similar to the current deficiency.*
   - *The site's physical topographic constraints present a hardship in the ability to provide additional parking on site where only 3 additional parking spaces are feasible on site.*
   - *The site's unique location allows for parking availability on street without encumbering adjacent uses.*

   Considering the above conditions, the requested variance relief can be granted without substantial detriment to the public good or impairment of the intent and purpose of the zoning plan and zoning ordinances.