PLANNING BOARD, WOOD-RIDGE, NJ 2025.66A

NOTICE OF APPLICATION

Applicant(s): **MEADOWLAND TRANSPORTATION BROKERAGE CO**

Trade Name: **E-Z RIDE**

Residing at: 144 PARK PLACE EAST WOOD RIDGE NJ 07075
Number & Street Town State Zip

Telephone: **CONTACT: MATTHEW GILSON, ESQ 973-877-6984**

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

SITE PLAN APPROVAL REQUIRED

For the following described property:

144 PARK PLACE EAST		**R2**
Number & Street		**Zoning District**
	3	**249**
Borough Tax Map	**Lot**	**Block**

Zoning Official
Richard Pronti

Denied _X__ Date_2/25/25___
Rev/06/2016

FEE	**ESCROW**
$750	$3,000

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

APPLICATION FOR DEVELOPMENT

APPLICANT: MEADOWLANDS TRANSPORTATION BROKERAGE CORPORATION d/b/a EZ Ride

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
140 Park Place East Wood-Ridge, NJ 07075	249	1, 2 & 3	R-2

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
X	Design Waivers
X	Variance
X	Use Variance
X	Other (specify) SEE VARIANCE / WAIVER TABLE ON COVER SHEET

To be completed by Borough Staff only

Date Filed:

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

2. APPLICANT

NAME	Meadowlands Transportation Brokerage Co (d/b/a/ EZ-Ride)
ADDRESS	144 Park Place East, Wood-Ridge, NJ 07075
TELEPHONE NUMBER	(201) 939-4242 ext. 117
FORM OF BUSINESS:	
Individual	
Corporation	
Partnership	
Limited Liability Company	
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

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

MEADOWLANDS TRANSPORTATION BROKERAGE CORPORATION

Owner's Name: d/b/a EZ Ride

Address: 144 Park Place East, Wood-Ridge, NJ 07075

Telephone No.: (201) 939-4242

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

Describe the current use of the property.
Office, Bus Depot

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: _____

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	Matthew E. Gilson - Murphy Schiller & Wilkes LLP
ADDRESS	One Gateway Center, Suite 400
CITY, STATE ZIP	Newark, NJ 07102
PHONE	(973) 241-3478
FAX	(973) 799-0461

APPLICANT'S ENGINEER

NAME	David A. Clark, P.E.
ADDRESS	11 Park Lake Road
CITY, STATE ZIP	Sparta, NJ 07871
PHONE	(973) 300-9003
FAX	

APPLICANT'S TRAFFIC CONSULTANT N/A

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	TBD
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

9. INFORMATION REGARDNG OTHER APPROVALS

Other Agency	Jurisdiction Yes	Jurisdiction No	Date Application Submitted
Wood-Ridge Sewerage Authority		X	
Bergen County Planning Board		X	
Bergen County Health Dept.		X	
BC Soil Conservation District	X		
NJ Dept. of Environmental Protection ("NJDEP)	X		Permit by Rule (As noted on plans)
NJDEP Sewer Extension Permit		X	
NJDEP Stream Encroachment Permit		X	
NJDEP Wetlands Permit		X	
NJ Dept. of Transportation		X	
Other: Federal Aviation Administration	X		12/12/24 - Submitted 1/8/2025 - Approved

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.

Date: Feb 27, 2025

Signature of Applicant

Sworn to and subscribed before me this

27th day of February 2025

Notary Public

KINGA SKORA
Commission # 50215877
Notary Public, State of New Jersey
My Commission Expires
November 06, 2028

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

27th day of February 2025

Notary Public

KINGA SKORA
Commission # 50215877
Notary Public, State of New Jersey
My Commission Expires
November 06, 2028

SUBDIVISION APPLICATION DETAILS N/A - No subdivision proposed

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 (cl 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)
The Applicant is proposing to construct a paved and curbed parking lot on Block 249, Lot 3 to serve as an accessory use for the existing operations on Lots 1 and 2. The plan proposed a total of six parking spaces, 4 of which are to serve as EV spaces exclusively for minibus fleet vehicles. Apart from a utility trench to provide power to the proposed EV spaces, no work is proposed on Lots 1 and 2.

Area to be disturbed (square feet)	8,082 SF	
Total number of proposed dwelling units	0	
Are there any off-tract improvements required or proposed	(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.
See attached.		

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.			

REQUESTED VARIANCES / WAIVERS		
SECTION	**DESCRIPTION**	**PROPOSED CONDITION**
§530-7	PERMITTED PRINCIPAL USES IN THE R-2 TWO-FAMILY RESIDENTIAL DISTRICT.	THE PROPOSED USE IS NOT PERMITTED IN THE R-2 DISTRICT.
§530-32.C.	A WALL OR FENCE ERECTED ALONG THE FRONT LINES OF A MAIN STRUCTURE OR ALONG THE SIDE YARD LINES FROM THE FRONT LINE OF A MAIN STRUCTURE TO THE MIDPOINT OF SUCH MAIN STRUCTURE AND WITHIN SUCH LINES SHALL NOT EXCEED FOUR FEET IN HEIGHT.	FENCE PROPOSED AT TEN FEET IN HEIGHT.
§530-32.E.	FENCES OVER FOUR FEET IN HEIGHT SHALL BE MADE OF VINYL, ALUMINUM, WROUGHT IRON AND/OR WOOD AND HAVE ARCHITECTURAL, DECORATIVE, ORNAMENTAL AND/OR OTHER STYLISTIC FEATURES.	CHAINLINK FENCE WITH PRIVACY SLATS PROPOSED.
§530-32.F.	CHAIN LINK STYLE FENCES SHALL NOT EXCEED FOUR FEET IN HEIGHT REGARDLESS OF THEIR LOCATION IN ANY YARD.	CHAINLINK FENCE WITH PRIVACY SLATS AT TEN FEET IN HEIGHT PROPOSED.
§335-66.B.	SUBJECT TO OTHER CCONSIDERATIONS AS SPECIFIED HEREIN, OFF-STREET PARKING SHALL NOT BE LOCATED IN A REQUIRED FRONT YARD, EXCEPT WHERE THE REQUIRED FRONT YARD EXCEEDS 20 FEET. PARKING SHALL NOT BE PERMITTED IN AN AREA LOCATED 20 FEET OR MORE FROM THE STREET RIGHT-OF-WAY LINE.	PARKING PROPOSED IN FRONT YARD.
§335-71.C.	WHERE A SITE IS LOCATED AT THE INTERSECTION OF TWO STREETS, NO DRIVEWAY ENTRANCE OR EXIT SHALL BE LOCATED 50 FEET OF THE POINT WHERE THE CURB RETURN OF THE STREET INTERSECTION AND THE CURBLINE MEET.	DRIVEWAY ENTRANCE PROPOSED WITHIN 50 FEET OF THE INTERSECTION OF PARK PLACE AND BLUM BOULEVARD.
§335-82.B.	SCREEN PLANTING OF A DENSE EVERGREEN MATERIAL NOT LESS THAN FOUR FEET IN HEIGHT SHALL BE PROVIDED AND MAINTAINED AROUND THE OUTSIDE BOUNDARY OF OFF-STREET PARKING AND LOADING AREAS FOR MORE THAN SIX VEHICLES, AND A FENCE WITH A MAXIMUM OF THREE-FOURTHS-INCH SPACING MAY BE PROVIDED, NOT LESS THAN FOUR FEET IN HEIGHT AND MAINTAINED IN A GOOD CONDITION AND WITHOUT ADVERTISING. NO PARKING OR LOADING AREA SHALL BE VISIBLE FROM THE STREET.	SCREEN PLANTING IS NOT PROPOSED.
§530-64.A.	IN ALL RESIDENTIAL ZONES, BUSES SHALL NOT BE PARKED AT ANY TIME DURING THE DAY OR NIGHT EXCEPT IN ENCLOSED GARAGES.	BUSES PARKED IN FENCED PARKING LOT.

CONDITIONAL USE APPROVAL APPLCATION DETAILS N/A

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 N/A - No proposed structure

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

MEADOWLANDS TRANSPORTATION BROKERAGE CORPORATION d/b/a EZ Ride
Name of Applicant

144 Park Place East, Wood-Ridge, NJ 07075
Street Address

249
Block

1, 2, & 3
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: 2/14/25

Kellie Romero
Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Wood-Ridge Borough
Bergen County

BOROUGH OF WOOD-RIDGE
PLANNING BOARD
85 HUMBOLDT STREET
WOOD-RIDGE, NEW JERSEY

NOTICE TO PROPERTY OWNERS AND OTHERS ENTITLED TO SERVICE

PLEASE TAKE NOTICE, the Applicant, Meadowlands Transportation Brokerage Corporation. (d/b/a/ EZ-Ride), is the owner of certain property located 144 Park Place East, Wood-Ridge, New Jersey. The property is identified as Block 249, Lot 3 as shown on the Tax Map of the Borough of Wood-Ridge. The Applicant seeks preliminary and final site plan approval pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50 as applicable to construct a paved and curbed parking lot on Block 249, Lot 3 to serve as an accessory use for the existing operations on Block 249, Lots 1 and 2. This property is located within the R-2 Zone. The plan proposed a total of six (6) parking spaces, four (4) of which are to serve as EV spaces exclusively for minibus fleet vehicles. Apart from a utility trench to provide power to the proposed EV spaces, no work is proposed on Lots 1 and 2. The use is not a permitted use in the R-2 zone.

The Applicant seeks bulk variances pursuant to N.J.S.A. 40:55D-70(c)(1) or (2) for including but not limited to, fence height, fence slats, parking in a front yard, driveway distance from an intersection, lack of screen planting and parking buses in a fenced lot. Additionally, Applicant seeks a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) for the non-permitted use. The Applicant will also seek such other land use approvals including but not limited to variances, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or the Board, and which may arise during the course of the hearing process.

The application is now on the agenda of the Land Use Board and a public hearing has been ordered for April 1, 2025 at 7:00 p.m. in the Municipal Building, 85 Humboldt Street, Wood-Ridge, New Jersey at which time you may appear in person, or by agent or attorney, and present any objections which you may have to the granting of this application. To review the Application, plans and all material related to this project, you may visit Borough Hall, 85 Humboldt Street, Wood-Ridge, New Jersey during regular business hours or contact the Planning Board Secretary by electronic mail at planning@njwoodridge.org or by telephone at 201-939-1215.

Meadowlands Transportation Brokerage Corp.

/s/ Matthew E. Gilson

By: _____

Matthew E. Gilson, Esq.
Murphy Schiller & Wilkes LLP
Attorneys for Applicant
One Gateway Center, Suite 400
Newark, NJ 07102