PLANNING BOARD, WOOD-RIDGE, NJ 2025-67A

NOTICE OF APPLICATION

Applicant(s): **EAST COAST TOYOTA**

Trade Name: _____

Residing at: 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:

PARK PLACE WEST		**LIP**
Number & Street		**Zoning District**
	1.02	**228**
Borough Tax Map	**Lot**	**Block**

Zoning Official
Richard Pronti

Denied _X__ Date_03/06/25___
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: Trinity Automotive, Inc. (d/b/a East Coast Toyota)

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
1 Park Place West	228	1.02	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
X	Design Waivers
X	Variance
X	Use Variance
	Other (specify)

To be completed by Borough Staff only

Date Filed: _____

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

2. APPLICANT

NAME	Trinity Automotive, Inc.(d/b/a East Coast Toyota)
ADDRESS	85 Route 17 South, Wood-Ridge, NJ
TELEPHONE NUMBER	c/o 973-241-3478
FORM OF BUSINESS:	
Individual	
Corporation	X
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
Jeffrey Brown	37 Fairview Ave, Woodcliff Lake, NJ	100%

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: Monudash Venture Realty LLC

Address: 85 Route 17 South, Wood-Ridge, NJ

Telephone No.: c/o 973-241-3478

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

Describe the current use of the property.
Vacant. Previously a manufacturing facility.

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: See attached submission.

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

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

APPLICANT'S ENGINEER

NAME	Gregory Redington, P.E. (RedCom)
ADDRESS	443 North Avenue East
CITY, STATE ZIP	Westfield, NJ 07090
PHONE	908-233-4030
FAX	

APPLICANT'S TRAFFIC CONSULTANT

NAME	Andrew Vischio, P.T.E. (Stonefield Engineering)
ADDRESS	92 Park Avenue
CITY, STATE ZIP	Rutherford, NJ 07070
PHONE	201-340-4468
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	Matthew Seckler, P.P. (Stonefield Engineering)
ADDRESS	92 Park Avenue
CITY, STATE ZIP	Rutherford, NJ 07070
PHONE	201-340-4468
FAX	

9. INFORMATION REGARDNG OTHER APPROVALS

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

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: 03/19/2025 _____
Signature of Applicant

Sworn to and subscribed before me this

19th day of March

_____
Notary Public

JAHYNIS CABRAL
A Notary Public of New Jersey
My Commission Expires December 9, 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

19th day of March

_____
Notary Public

JAHYNIS CABRAL
A Notary Public of New Jersey
My Commission Expires December 9, 2026

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	N/A
Number of proposed dwelling units, including remainder lot, if applicable	N/A
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)
Applicant proposes to raze the existing structure and construct a 134,505 square foot automobile care center.

Area to be disturbed (square feet)	See Site Plan	
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 Site Plan.		

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 Site Plan.			

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.