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

APPLICATION FOR DEVELOPMENT

APPLICANT: Erica Brajac

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
151 11th Street	259	2.01	R-1

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
	Preliminary Major Site Plan Approval
	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
	Use Variance
	Other (specify)

To be completed by Borough Staff only

Date Filed:

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

2. APPLICANT

NAME	Erica Brajac
ADDRESS	151 11th Street. Wood Ridge, NJ 07075
TELEPHONE NUMBER	
FORM OF BUSINESS:	N/A
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
N/A		

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

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

5. PROPERTY INFORMATION

Owner's Name: Erica Brajac

Address: 151 11th Street, Wood Ridge, NJ 07075

Telephone Nc

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

Describe the current use of the property.
Property is classified and currently being used as a single family dwelling

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: Property Survey by Jeffrey S. Grunn PLS dated 04/04/2025
Architectural drawings A1 & A2 by BONARCH dated 04/10/2025

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	N/A
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S ARCHITECT

NAME	Tomasz Bona R.A./ **BONARCH** *Architecture & Design LLC*
ADDRESS	26 4th Street
CITY, STATE ZIP	Wood Ridge, NJ 07075
PHONE	(201) 575-9539
FAX	

APPLICANT'S TRAFFIC CONSULTANT

NAME	N/A
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	N/A
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

9. INFORMATION REGARDNG OTHER APPROVALS

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

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: 5/16/25 Erica Bruja

Signature of Applicant

Sworn to and subscribed before me this

16 day of May

Yuneysi Madrigal

Notary Public

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.

Erica Bruja

Signature of Owner

Sworn to and subscribed before me this

16 day of May

Notary Public

YUNEYSI MADRIGAL
Commission # 50225435
Notary Public, State of New Jersey
My Commission Expires
September 06, 2029

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)
N/A

Number of lots to be created	N/A	
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): N/A

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

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

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)
Project anticipates a 2nd Floor rear yard addition expanding existing bedroom suite in the existing 2 Story, single family dwelling. Existing 2nd Floor open wood deck area is proposed to be reduced. Project requires variance for the ~18'-0" rear yard setback, where 30'-0" is required, pre-existing non-conformance exists and building coverage of 38.5% increase from the existing 37%, where 30% max is required

Area to be disturbed (square feet)	~30sf
Total number of proposed dwelling units	
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.
N/A		

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.
c2 c2	Rear Yard Setback Building Coverage	248 Attachment 1 248 Attachment 1	Substantial Functional Improvement with no Detriment to Public Good

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)
N/A

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
N/A		

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

Erica Brajac
Name of Applicant

151 11th St
Street Address

259 — Block

2.01 — 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: 5/14/25

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:
Construct a 2nd Floor addition in rear expanding the existing bedroom suite in the existing 2 Story, single family dwelling. Existing 2nd Floor open wood deck area is proposed to be reduced. Project requires variance for the ~18'-0" rear yard setback, where 30'-0" is required, pre-existing non-conformance exists and building coverage of 38.5% increase from the existing 37%, where 30% max is required

For the Property/Structure located at: 151 11th Street, Wood Ridge, NJ 07075

Block: 259 Lot: 2.01 Zone: R-1

This notice is sent to you as an owner of property in the immediate vicinity. A Public Hearing has been ordered for (date) June 3, 2025 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 third day of June

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

Relief to construct a 2nd Floor addition in rear expanding the existing bedroom suite in the existing 2 Story, single family dwelling. Existing 2nd Floor open wood deck area is proposed to be reduced. Project requires variance for the ~18'-0" rear yard setback, where 30'-0" is required, pre-existing non-conformance exists and building coverage of 38.5% increase from the existing 37%, where 30% max is required

For the property/structure located at 151 11th Street, Wood Ridge, NJ 07075

And designated as Block 259 Lot 2.01 Zone: R-1

In addition to above variance approval, the following variances are also proposed:
c2 Rear Yard Setback and Building Coverage per 248 Attachment 1

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.

Erica Brajac
Name of Applicant

5/14/25
Date

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

STATE OF NEW JERSEY:

COUNTY OF BERGEN: ss:

Erica Brajac of full ages, being duly sworn in according to law, on his oath deposes and says that I (we) reside at 151 11th Street in the Borough of Wood Ridge, County of Bergen and State of New Jersey
And that I (we)did on May 16 2025, 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 151 11th Street .

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 Erica Brajac

Sworn to and subscribed before me this 16 day of May 2025

YUNEYSI MADRIGAL
Commission # 50225435
Notary Public, State of New Jersey
My Commission Expires
September 06, 2029