LAND USE BOARD, WOOD-RIDGE, NJ 2022.45A

NOTICE OF APPLICATION

Applicant(s): **Linda & James Nesbitt**

Trade Name:

Residing at:	146 Seventh Street	Wood Ridge	NJ	07075
	Number & Street	Town	State	Zip

Telephone: **201-819-9895**

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

530-52 A (1) Deck Flooring shall not exceed the height of the first floor or four feet, whichever is less

For the following described property:

146 - Seventh Street		**R1**
Number & Street		Zoning District
	25	**236**
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied X Date 02/28/2022

FEE	**ESCROW**
$250	$1,500

Lin. 80 non 3.2.

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

APPLICATION FOR DEVELOPMENT

APPLICANT: Linda & James Nesbitt

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
146 7th St.	236	25	R1

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	Linda & James Nesbitt
ADDRESS	1416 7th Street, Ward-Ridge
TELEPHONE NUMBER	201-819-9895 / 973-332-3875
FORM OF BUSINESS:	
Individual	X
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	X
Other (specify)	

5. PROPERTY INFORMATION

Owner's Name: Linda & James Nesbitt
Address: 146 7th St, Woodridge, NJ 07075
Telephone No.: 201-819-9795 / 973-332-8195

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

Describe the current use of the property.
Residential family home

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 N/A

APPLICANT'S ATTORNEY

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S ENGINEER

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S TRAFFIC CONSULTANT

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

9. INFORMATION REGARDNG OTHER APPROVALS N/A

Other Agency	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?

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)
Initial building application was submitted to build a deck with sliding glass door off first story of our property. Due to pre-existing pitch of the property, our first story deck will be higher than four feet.

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 (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)

Area to be disturbed (square feet)		
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.

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.

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

CERTIFICATION OF TAX PAYMENTS

Name of Applicant

146 7th St
Street Address

236 — Block

25 — 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: 3/11/22

Kellie Romero
Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Wood-Ridge Borough
Bergen County

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 Land Use 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: 4/27/22

x Linda Wesbatt
Signature of Applicant

Sworn to and subscribed before me this

27th day of April

Notary Public

SHAMEIKA MCELVEEN
Notary Public - State of New Jersey
My Commission Expires Dec 10, 2024

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.

Linda Wesbatt
Signature of Owner

Sworn to and subscribed before me this

27th day of April

Notary Public

SHAMEIKA MCELVEEN
Notary Public - State of New Jersey
My Commission Expires Dec 10, 2024

SUBDIVISION APPLICATION DETAILS

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.

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Signature of Applicant

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27th day of April

Notary Public

SHAMEIKA MCELVEEN
Notary Public - State of New Jersey
My Commission Expires Dec 10, 2024

OWNER

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Signature of Owner

Sworn to and subscribed before me this

27th day of April

Notary Public

SHAMEIKA MCELVEEN
Notary Public - State of New Jersey
My Commission Expires Dec 10, 2024

SUBDIVISION APPLICATION DETAILS

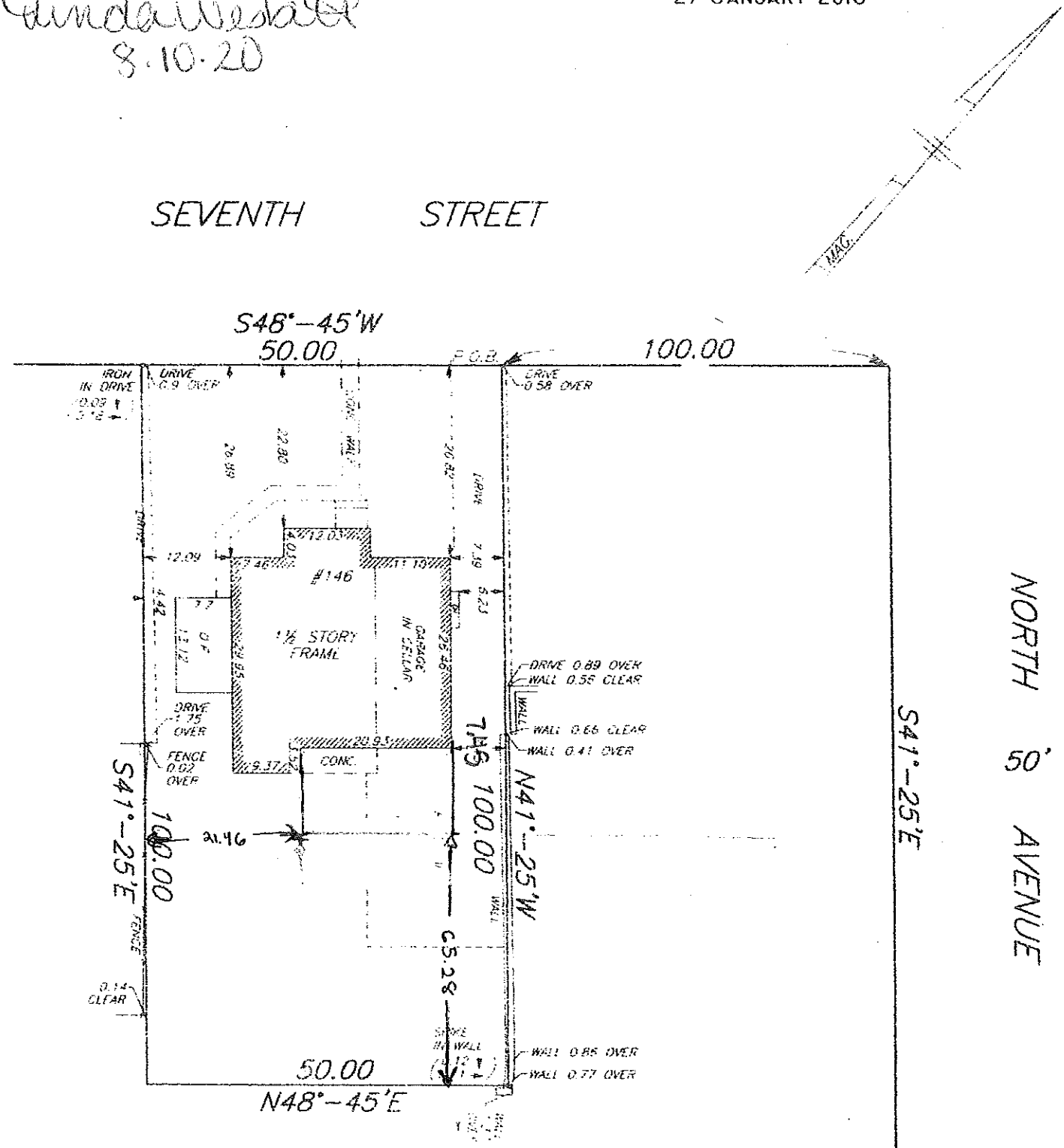
CERTIFIED TO BE AN ACCURATE REPRESENTATION OF PREMISES SURVEYED TO JAMES NESBITT AND LINDA NESBITT, HUSBAND AND WIFE; RESIDENTIAL HOME FUNDING CORP., ITS SUCCESSORS AND/OR ASSIGNS; FIRST BERGEN TITLE AGENCY, L.L.C.; WILLIAM R. POSTMAN, JR., ATTORNEY, AND ALL OTHER PARTIES CURRENTLY INTERESTED IN THE TITLE TO THE WITHIN PREMISES

SCALE 1" = 20 FEET

#33522

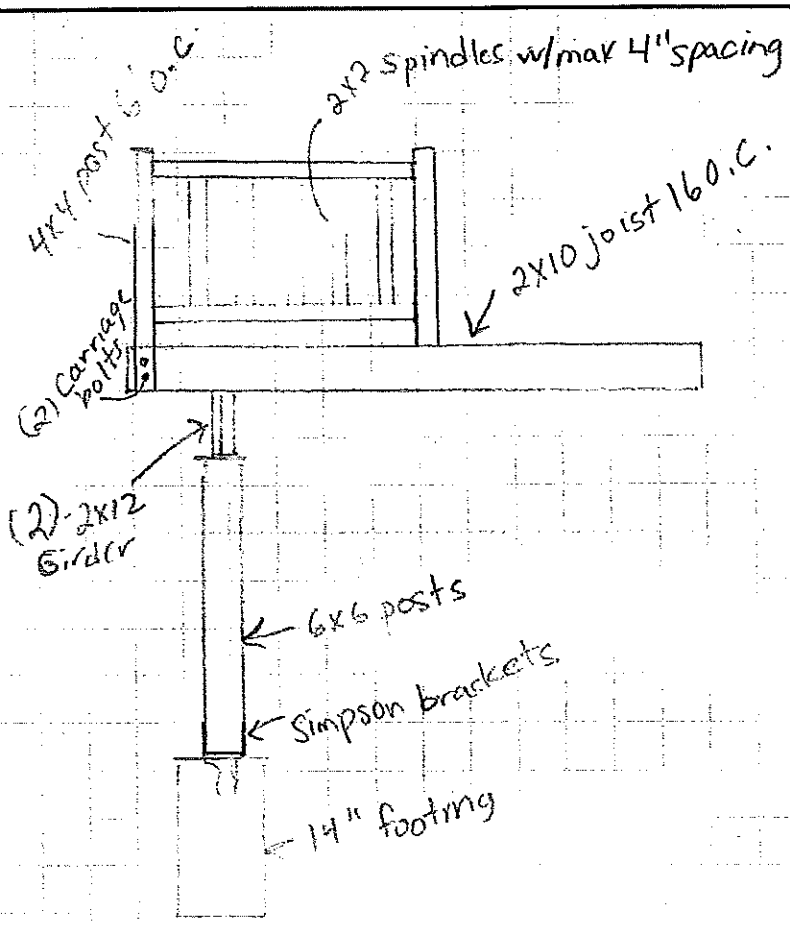
GLUCKLER & DEN BLEYKER
PROFESSIONAL LAND SURVEYORS
HACKENSACK, N.J.
27 JANUARY 2016

Linda Nesbitt
8.10.20



A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2001, C. 14 (C.45:8-36.3) and N.J.A.C. 13:40-7.1(a).

116.22



[redacted]

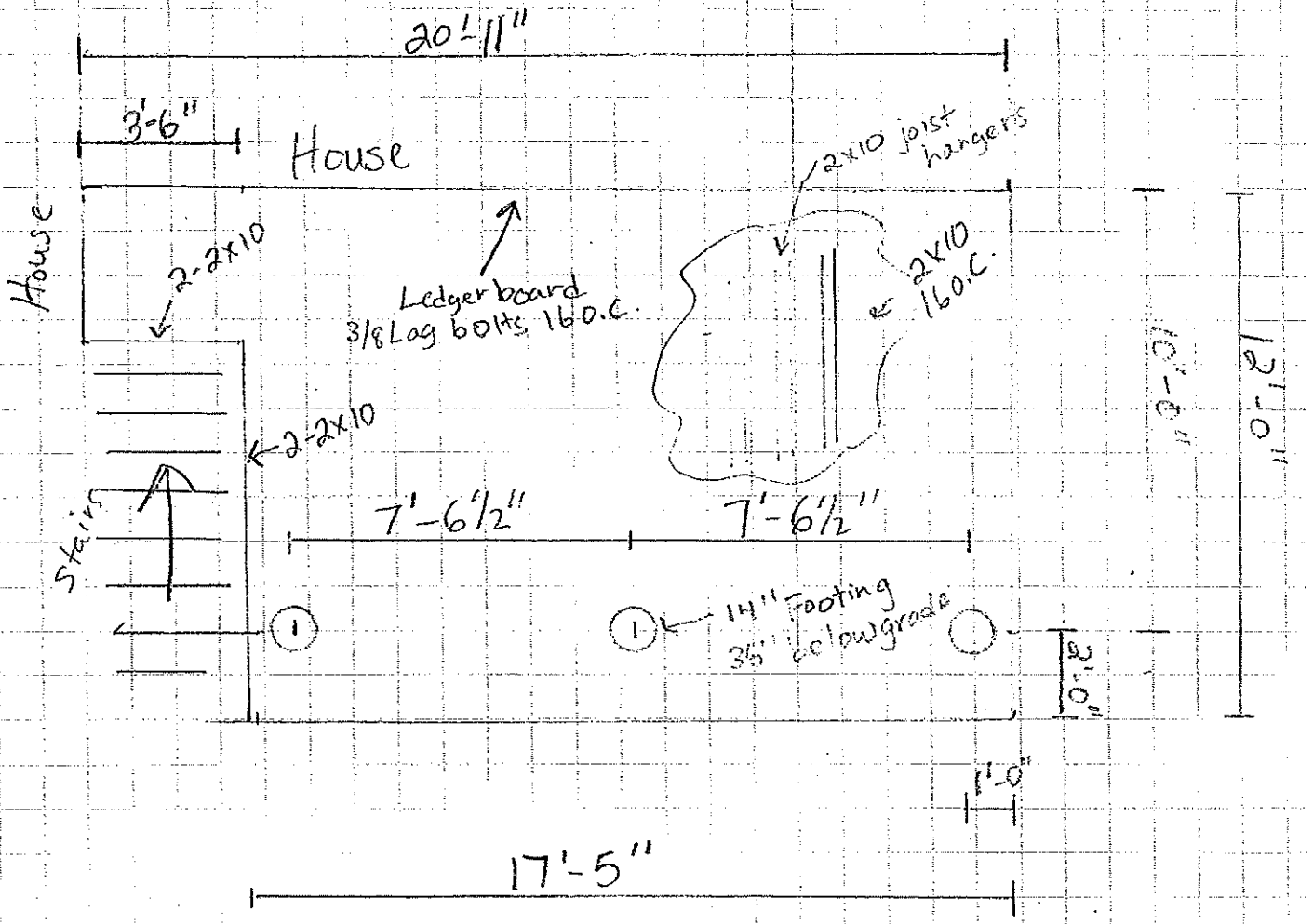
JOB 146 7th Street Wood-ridge, NJ

SHEET NO. Proposed Deck OF

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE 7/31/20

SCALE 1/4 = 1'-0"


20'-11"
3'-6"
House
House
2-2x10
Ledger board
3/8 Lag bolts 16 O.C.
2x10 joist hangers
2x10
@ 16 O.C.
2-2x10
Stairs
7'-6 1/2"
7'-6 1/2"
14" Footing
36" below grade
8'-0"
10'-2"
10'-2"
1'-0"
17'-5"