LAND USE BOARD, WOOD-RIDGE, NJ 2022-46A

NOTICE OF APPLICATION

Applicant(s): Michelle Vanacore

Trade Name: Creative Me Workshop

Residing at:	90 Wilson Avenue	Rutherford	NJ	07070
	Number & Street	Town	State	Zip

Telephone: (201) 707-9851

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

DENIAL PURSUANT TO A SITE PLAN WAIVER FROM THE BOROUGH OF WOOD RIDGE LAND USE BOARD

For the following described property:

219 Valley Boulevard		R-3
Number & Street		Zoning District
	296	12
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied ✓ Date 5/24/22

Rev/06/2016

FEE	ESCROW
$250	$1,000

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

APPLICATION FOR DEVELOPMENT

APPLICANT: Creative Me Worshop, LLC

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
219 Valley Blvd	12	296	R3

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
	Variance
	Use Variance
x	Other (specify) Site Plan waiver review - business class to retail class for craft studio.

To be completed by Borough Staff only

Date Filed:

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

2. APPLICANT

NAME	Michelle Vanacore
ADDRESS	90 Wilson Ave Rutherford NJ 07070
TELEPHONE NUMBER	201-707-9851
FORM OF BUSINESS:	LLC
Individual	
Corporation	
Partnership	
Limited Liability Company	Creative Me Workshop LLC
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
Michelle Vanacore	90 Wilson Ave Rutherford 07070	100%

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

Applicant has a contract or lease (attach copy)	See attached lease.
Applicant is the owner	
Other (specify)	

5. PROPERTY INFORMATION

Owner's Name: Zachary Tsentas

Address: 532 Hughes St north Vale NJ 07647

Telephone No.: 201-264-3472

List all restrictions, covenants, easements, agreements or other items affecting the use of the property.
None

Describe the current use of the property.
Multi use property. Current space used for Insurance office. (Formerly was hair salon and also a pottery studio) Other tenants- 2 residential units on second floor, day spa and tailor on first.

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 Lease, description of business, and sketch of space.

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	Gregory Cipriano - Tax on Time
ADDRESS	55 Park Ave 2nd Floor
CITY, STATE ZIP	Rutherford NJ 07070
PHONE	201.896.8024
FAX	

APPLICANT'S ENGINEER

NAME	NA
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S TRAFFIC CONSULTANT

NAME	NA
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	NA
ADDRESS	
CITY, STATE ZIP	
PHONE	
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	No		
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 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: 5/26/22 JWinacore

Signature of Applicant

Sworn to and subscribed before me this

26 day of May 2022

Antonella Dininno

Notary Public

ANTONELLA DININNO
Notary Public, State of New Jersey
Comm. # 50193826
My Commission Expires 5/2/2027

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.

Zachary Dentas

Signature of Owner

Sworn to and subscribed before me this

26 day of May 2022

Antonella Dininno

Notary Public

ANTONELLA DININNO
Notary Public, State of New Jersey
Comm. # 50193826
My Commission Expires 5/2/2027

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)
Change use of space from business office to retail for craft studio. Replace awning skin on existing awning frame. Add small wash sink in existing location of plumbing from previous tenant (hair salon) Add vinyl letters to window storefront per town code No alterations to interior layout. Studio will utilize existing space. Bathroom already updated to ADA.

Number of lots to be created	NA
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
NA NA		

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
NA			

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)
Change use of space from business office to retail space for craft studio. Replace awning skin using existing awning frame. Add small sink at location of existing plumbing. Add vinyl letter to window storefront per town code. No other alterations to interior layout. Studio will utilize existing space. Bathroom has previously been updated for ADA compliance.

Area to be disturbed (square feet)	NA
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)
Change use of space from business office to retail space for craft studio. Replace awning skin using existing awning frame. Add small sink at location of existing plumbing. Add vinyl letter to window storefront per town code. No other alterations to interior layout. Studio will utilize existing space. Bathroom has previously been updated for ADA compliance.

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.
NA

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.
NA

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.
NA

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

CERTIFICATION OF TAX PAYMENTS

Michelle Vanacore - Creative Me Workshops, LLC
Name of Applicant

219 Valley Blvd.
Street Address

294 — Block

12 — 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: 5-31-22

Kellie Romero
Tax Collector

HEARING NOTICE
LAND USE 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:

N/A

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. **Due to the COVID-19 emergency, everyone entering Borough Hall to attend the Land Use Board meeting must wear a mask**.

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 "Land Use Board".

This notice is sent by the applicant by order of the Land Use 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 Land Use Board of Wood-Ridge.

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

NOTICE OF PUBLICATION

Take notice that on the _____day of _____

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

N/A

_____

_____

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 "Land Use 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 Land Use 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.

Due to the COVID-19 emergency, everyone entering Borough Hall to attend the Land Use Board meeting must wear a mask.

_____ _____
Name of Applicant Date

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

STATE OF NEW JERSEY:

COUNTY OF BERGEN: ss: N/A

_____ 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:_____

ADDRESS:_____

BLK/LOT:_____

PHONE: _____ N/A

PICK UP: _____ MAIL:_____

FEE:_____CHECK:_____CASH:_____

Creative Me Workshop

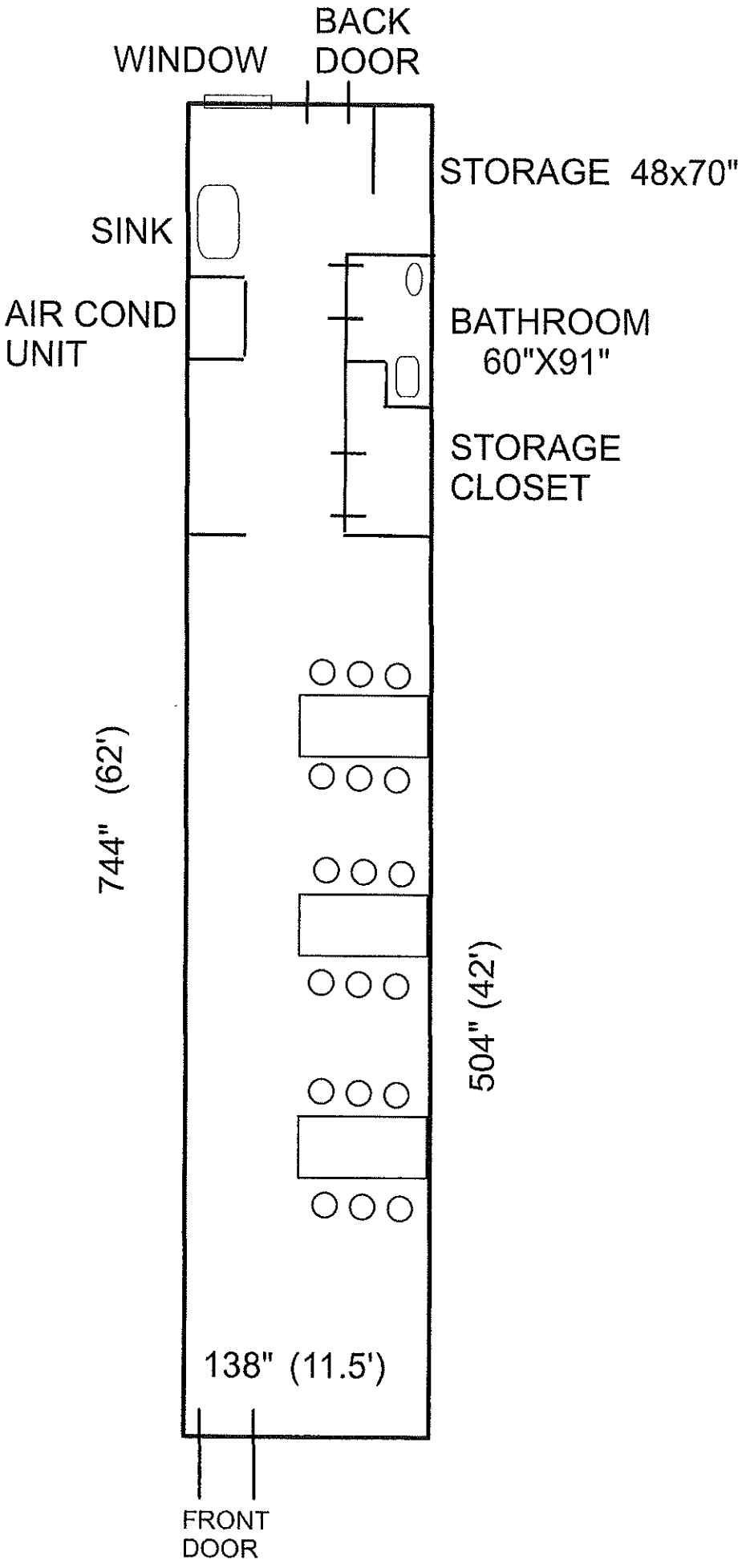
Creative Me Workshop began for me almost ten years ago when my daughter was just old enough to get into crayons and paper and glitter. I was always looking for ways for us to create together, but little was available for a child so young. So I created my own kind of workshop in my spare room where my daughter and later my son could go and just create and explore art. We had a saying "What does creative you look like today?" to which they would reply "creative me looks like paint, (or scissors, or beading, etc). And so Creative Me Workshop was born.

I have been looking to bring this love of all things creative into a storefront for more than 2 years now. I found the space in Wood Ridge and I really feel that I have found a home for my business. So what I propose is this:

I'd like to bring a makerspace to the community for people to come and explore all mediums through classes and workshops, birthday parties, and special events. I have something available for all age groups: Toddler Time for toddlers and their caregivers (morning hours); after school workshops for children (3-6pm), teen crafting night (7-9pm 2-3 times a month). Special events such as mom's night out, family craft night, and birthday parties (weekends). I'd like to also partner with the senior center for fun crafting events. I would offer mini and summer camps for school age children during school closures.

I have one employee currently. Both she and I have a background in working with children. Me as the Director of a Preschool for three years and my employee as a Kindergarten teacher for a private school.

I understand the space is 720 square feet. I am not looking to host any workshop or event for more than 15-20 people at a time.


WINDOW
BACK DOOR
STORAGE 48x70"
SINK
AIR COND UNIT
BATHROOM 60"X91"
STORAGE CLOSET
744" (62')
504" (42')
138" (11.5')
FRONT DOOR