2022-48A

LAND USE BOARD, WOOD-RIDGE, NJ

NOTICE OF APPLICATION

Applicant(s): **Salvatore Paladino**

Trade Name:

Residing at:	88 Money Street	Lodi	NJ	07644
	Number & Street	Town	State	Zip

Telephone: **973-390-5235**

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

1. **Minor Subdivision, Code 530 ~ Site Plan Review Required**
(Sub-Division of 1 – 100 x 100 lot into 2 – 50 x 100 lots for the purpose of building 2 single family homes)
2. **530-38 Corner Lots**
(C) side yard setback fronting a public street shall be equal to the prevailing average setback of all structures along such block or 12 feet, whichever is less

For the following described property:

320 MAIN AVENUE		**R1**
Number & Street		Zoning District
	1	**234**
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied ✓ Date 12/15/22
Rev/06/2016

FEE	**ESCROW**
$500	$2,500

2022-48 A

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

APPLICATION FOR DEVELOPMENT

APPLICANT: Salvatore Paladino

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
320 Main Avenue	234	1	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
	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	SALVATORE PALADINO
ADDRESS	88 Money Street, Lodi, NJ 07644
TELEPHONE NUMBER	Office 973-916-1194 / Cell 973-390-5235
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
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	✓
Other (specify)	

5. PROPERTY INFORMATION

Owner's Name: Salvatore Paladino

Address: 88 Money Street, Lodi, NJ 07644

Telephone No.: Office 973-916-1194 / Cell 973-390-5235

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

Describe the current use of the property.
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. YES

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: Subdivision plans prepared by Paparozzi and Associates.

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	N/A
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S ENGINEER

NAME	Paparozzi and Associates
ADDRESS	149 Westervelt Place
CITY, STATE ZIP	Lodi, NJ 07644
PHONE	Office 973-478-9366
FAX	Cell 973-390-2842

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	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:	N/A		

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)
To permit a minor subdivision of the existing 100' x 100' lot known as Block 234, Lot 1 into two (2) equal 50' x 100' conforming lots for the purpose of constructing two (2) single family dwellings, together with any variances, waivers, exceptions or other relief deemed necessary by the Board.

Number of lots to be created	2	
Number of proposed dwelling units, including remainder lot, if applicable	2	
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
N/A		

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
N/A			

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)
N/A

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)
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

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.

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: 12/5/22

Signature of Applicant

SALVATORE PALADINO

Sworn to and subscribed before me this

5th day of December

Cathy Sepede

Notary Public

Cathy Sepede
Notary Public State of New Jersey
Commission # 50171495
Commission Expires Sept. 10, 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

5th day of December

Cathy Sepede

Notary Public

Cathy Sepede
Notary Public State of New Jersey
Commission # 50171495
Commission Expires Sept. 10, 2026