2023-54A

PLANNING BOARD, WOOD-RIDGE, NJ
NOTICE OF APPLICATION

Applicant(s): **JOHN DEGAARD**

Trade Name: **CHIPDEE ACADEMY OF MUSIC (TENANT)**

Residing at: 195 Boulevard | Hasbrouck Heights | NJ | 07604
Number & Street | Town | State | Zip

Telephone: **John "Chip" Degaard (201) 394-9614**

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

> **The use is not a permitted use in the RB Zone and therefore requires a Use Variance from the Planning Board.**
> **A Site Plan Waiver is also required from the Planning Board under 335-37(c)**

For the following described property:

255 Valley Boulevard, Wood Ridge		RB
Number & Street		Zoning District
	14	312
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied _x_ Date: 6-21-23
Rev/06/2016

FEE	ESCROW
$400	$1,250

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

APPLICATION FOR DEVELOPMENT

APPLICANT: John "Chip" Degaard

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
255 Valley Blvd. Wood-Ridge, NJ.	31	14	RB

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
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	CHIP DEE ACADEMY OF MUSIC
ADDRESS	195 BOULEVARD HASBROUCK HTS. NJ
TELEPHONE NUMBER	(201) 288-8245
FORM OF BUSINESS:	
Individual	
S Corporation	CHIP DEE MUSIC INC.
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
John Chip Degaard	40 STEPHEN DRIVE TARRYTOWN, N.Y. 10591	100%

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

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

5. PROPERTY INFORMATION

Owner's Name: 247-265 VALLEY BOULEVARD, LLC

Address: 1389 15th ST. Fort Lee, N.J. 07024

Telephone No.: (201) 314-6486

List all restrictions, covenants, easements, agreements or other items affecting the use of the property.
NONE THAT I KNOW OF

Describe the current use of the property.
VACANT

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: DRAWING OF PROPOSED REMODELING

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	MARK DIPISA
ADDRESS	249 BOULEVARD
CITY, STATE ZIP	HASBROUCK HEIGHTS, N.J. 07604
PHONE	(201) 426-5666
FAX	(201) 426-5667

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

Other Agency	Jurisdiction Yes	Jurisdiction 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?

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)
PREMISES WILL BE USED TO TEACH, PERFORM & RECORD MUSIC. WALLS WILL BE SOUND-PROOFED 3 SMALL ROOMS BUILT TO teach MUSIC IN. LARGER AREAS WILL BE USED FOR ENSEMBLE REHEARSAL.

Number of lots to be created	0
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

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)
WE WANT TO BUILD 3 INTERNAL STRUCTURES & REMOVE 5'10" OF A NON WEIGHT BEARING WALL. THE STRUCTURES WILL BE USED AS INDIVIDUAL MUSIC STUDIOS FOR PRIVATE MUSIC LESSONS THEY WILL BE SOUND PROOFED

Area to be disturbed (square feet)	210 SQ FT.
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)
WE WILL BE BUILDING STRUCTURES WITHIN THE STORE TO TEACH MUSIC IN, AND ALSO SOUND PROOFING THE SIDE WALLS OF THE MAIN STRUCTURE.

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

SEE DRAWING

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.
N/A

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.
N/A

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.
N/A

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: 6/28/23

Signature of Applicant

Sworn to and subscribed before me this

_____day of _____

_____

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.

Signature of Owner

Sworn to and subscribed before me this

28th day of June 2023

Notary Public

VILMA E GONEZ
NOTARY PUBLIC STATE OF NEW YORK
NEW YORK COUNTY
LIC. # 01GO5083314
COMM. EXP. 10/28/2025

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:

Open up A MUSIC INSTRUCTION/RECORDING/REHEARSAL STUDIO

For the Property/Structure located at 255 VALLEY BOULEVARD, WOOD RIDGE N.J. 07075

Block: 312 Lot: 14 Zone: RB

This notice is sent to you as an owner of property in the immediate vicinity. A Public Hearing has been ordered for (date) 7/11/23 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

John Chip Degaard

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.

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

STATE OF NEW JERSEY:

COUNTY OF BERGEN: ss:

John C. Degaard of full ages, being duly sworn in according to law, on his oath deposes and says that I (we) reside at 40 STEPHEN DRIVE in the Borough of TARRYTOWN, County of WESTCHESTER and State of NEW YORK And that I (we)did on 6/28/23 2023, 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 255 VALLEY BOULEVARD, WOOD-RIDGE, N.J. 07075

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

North Jersey **Media Group**

Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: CHIP DEE ACADEMY OF MUSIC

Address: 195 BOULEVARD
HASBROUCK HEIGHTS NJ 07604
USA

Ad No.: 0005755940
Pymt Method Credit Card
Net Amount 60.52

Run Times: 1

No. of Affidavits: 1

Run Dates: 07/02/23

Text of Ad:

NOTICE OF PUBLICATION

Take notice that on the 11th day of July 2023, a public hearing will be held before the Borough of Wood-Ridge Planning Board on the application of the indersigned who requests:

Open a Music Instruction/Recording/Rehearsal Studio.

For the property/structure located at 255 Valley Boulevard and designated as Block 312 Lot 4 Zone RB

All documents relating to this application are available to the public for inspection at the Wood-Ridge Borough Clerk's Ofice 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, eother 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.

John "Chip" Degaard
Name of Applocant

6/27/2023
Date

The Record: 7/2/23
Fee: $25.52 (29) 0005755940