PLANNING BOARD, WOOD-RIDGE, NJ

NOTICE OF APPLICATION

Applicant(s): ANTONIO & MARYANNA SCARIMBOLO

Trade Name:

Residing at: 558 RYERSON AVE WOOD RIDGE NJ 07075
Number & Street Town State Zip

Telephone: (201) 988-4216

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

Proposed addition will create expansion of existing non-conforming use. House is a non-conforming 2 family in the R-1 Zone.

For the following described property:

558 RYERSON AVE		R1
Number & Street		Zoning District
	7	299
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied _X_ Date 7/10/2025

FEE	ESCROW
$400	$2,000

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

APPLICATION FOR DEVELOPMENT

APPLICANT: MARYANNA SCARIMBOLO

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
558 RYERSON AVE	299	7	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
✓	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	MARYANNA SCARIMBOLO
ADDRESS	558 RYERSON AVE · WOODRIDGE
TELEPHONE NUMBER	201-988-4216
FORM OF BUSINESS:	
Individual	HOMEOWNER
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

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: MARYANNA SCARIMBOLO

Address: 558 RYERSON AVE · WOODRIDGE

Telephone No.: 201-988-4216

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

Describe the current use of the property.
2-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: ARCHITECTURAL DRAWINGS - COVER, AR-1 THRU AR-4

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S ~~ENGINEER~~ architect

NAME	NICHOLAS SALERNO
ADDRESS	478 Ridgedale AVE
CITY, STATE ZIP	EAST HANOVER NJ
PHONE	973-715-0146
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?

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: 9/15/25 MaryAnna Scarimbolo

Signature of Applicant

Sworn to and subscribed before me this

15 day of September 2025

Jenny Jariwala
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 08/28/2027

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.

MaryAnna Scarimbolo

Signature of Owner

Sworn to and subscribed before me this

15 day of September 2025

Jenny Jariwala
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 08/28/2027

Notary Public

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)
SEE ENCLOSED DESCRIPTION

Number of lots to be created	1	
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
EXPANSION OF EXIST NON-CONFORMING 2-FAMILY IN R-1 ZONE		

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

The existing structure consists of a 2-story dwelling. Due to the slope of the property, the front part of the dwelling is a 2-story structure over full basement, and the rear portion is 1 story over basement and garage.

As mentioned above, the garage is located to the rear portion of the site approximately 65' from the street. Ryerson Avenue slopes from Hackensack Street at a grade elevation of 116' towards our house. Ryerson Avenue grade elevation at our driveway is approximately 100' with the garage floor elevation at 94'.

Due to the Ryerson Avenue slope, the pitch of our driveway and the location of our garage, during heavy rain or snowstorms events, which is about 4 to 5 times a year. Water runs down Ryerson Avenue and down our driveway flooding our garage and basement. It has become a nightmare.

In order to alleviate this water problem, we are planning on building a garage (with your approval) closer to Ryerson Avenue which would change the finished floor elevation from 94' of the existing garage to 98' for the proposed garage. Therefore, minimizing the water runoff towards the garage which will make it easier to handle with a trench drain in front of the garage doors.

The proposed addition will consist of a bedroom addition and a two-car garage addition. The existing garage space with be converted to basement space.

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

CERTIFICATION OF TAX PAYMENTS

MARYANNA SCARIMBOLO
Name of Applicant

558 RYERSON AVENUE
Street Address

299 Block

7 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: 9/16/25

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:

PROPOSED ADDITION TO NON-CONFORMING USE

HOUSE IS A NON-CONFORMING 2-FAMILY IN A R-1 ZONE

For the Property/Structure located at: 558 RYERSON AVENUE

Block: 299 Lot: 7 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)_____ 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,

Marilyn Learnbold

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 _____ day of _____

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

VARIANCE TO CONSTRUCT AN ADDITION
TO AN EXISTING NON-CONFORMING USE.
HOUSE IS NON-CONFORMING 2-FAMILY IN R-1 ZONE

For the property/structure located at 558 RYERSON AVENUE

And designated as Block 299 Lot 7 Zone: R-1

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 "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.

MARYANNA SCARIMBOLO
Name of Applicant

9/15/25
Date

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

STATE OF NEW JERSEY:

COUNTY OF BERGEN: ss:

_____ 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_____