PLANNING BOARD, WOOD-RIDGE, NJ

NOTICE OF APPLICATION

Applicant(s): DONNA M. GRILLO RODRIGUEZ

Trade Name:

Residing at: 471 UNION AVE WOOD RIDGE NJ 07075
Number & Street Town State Zip

Telephone: (201) 463-9481

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

1) **Proposed addition will create expansion of existing non-conforming setback conditions in front yard and rear yard.**

2) **Proposed addition will cause house to exceed permitted maximum building coverage allowance of 30%.**

For the following described property:

471 Union Avenue		R1
Number & Street		Zoning District
	6.02	241
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied _X__ Date_2/18/2026___
Rev/06/2016

FEE	ESCROW
$400	$1,750

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

APPLICATION FOR DEVELOPMENT

APPLICANT: DONNA RODRIGUEZ

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
471 UNION AVE WOOD-RIDGE, NJ	241	6.02	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	DONNA RODRIGUEZ
ADDRESS	471 UNION AVE, WOODRIDGE, NJ 07075
TELEPHONE NUMBER	201.463.9481
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: DONNA RODRIGUEZ

Address: 471 UNION AVE, WOOD-RIDGE, NJ 07075

Telephone No.: 201. 463. 9481

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

Describe the current use of the property.
SINGLE FAMILY RESIDENCE

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: DRAWINGS BY THOMAS MESUK- ARCHITECT

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY N/A

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S ~~ENGINEER~~ ARCHITECT

NAME	THOMAS MESUK
ADDRESS	197 VALLEY BOULEVARD
CITY, STATE ZIP	WOOD-RIDGE, NJ 07075
PHONE	201. 438. 0595
FAX	201. 438. 1560

APPLICANT'S TRAFFIC CONSULTANT N/A

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	THOMAS MESUK
ADDRESS	197 VALLEY BOULEVARD
CITY, STATE ZIP	WOOD-RIDGE, NJ 07075
PHONE	201. 438. 0595
FAX	201. 438. 1560

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)
APPLICATION IS RELIEF FROM DENIAL LETTER DATED 2/18/26 1. PROPOSED ADDITION WILL CREATE EXPANSION OF EXISTING NON-CONFORMING SET BACK CONDITIONS IN FRONT AND REAR YARDS. 2. PROPOSED ADDITION EXCEEDS MAXIMUM BUILDING COVERAGE OF 35% (EXISTING IS 31.2%, PROPOSED IS 37.5%

Number of lots to be created	N/A	
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
N/A		

For each variance required, state (attach additional sheets if needed):

Variance type (cl or c2)	Nature of variance requested	Zoning Code Section affected	Facts supporting grant of variance
C1	FRONT & REAR SETBACKS	530-34 & SCHED. A.	EXISTING NON CONFORMING CONDITION
C1	BLDG COVERAGE	SCHEDULE 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: 3/17/26

Signature of Applicant

Sworn to and subscribed before me this

17th day of March

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

17th day of March

Notary Public

SUSAN M. SCHULZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/24/2027

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:

TO CONSTRUCT AN ADDITION TO THE LEFT SIDE OF THE EXISTING HOUSE

For the property/structure located at 471 UNION AVE

And designated as Block 241 Lot 6.02 Zone: R-1

In addition to above CONSTRUCTION approval, the following variances are also proposed:

FRONT & REAR YARD EXISTING NON CONFORMING SETBACKS, BUILDING COVERAGE OVER MAX. ALLOWED

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.

_____ _____
Name of Applicant Date

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:

CONSTRUCT AN ADDITION ON THE LEFT SIDE OF OUR EXISTING HOUSE. OUR EXISTING FRONT YARD & REAR YARD SETBACKS ARE NON CONFORMING AND THE BUILDING COVERAGE IS OVER THE ALLOWABLE.

For the Property/Structure located at: 471 UNION AVE

Block: 241 Lot: 6.02 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,

_____
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.

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

CERTIFICATION OF TAX PAYMENTS

DONNA RODRIGUEZ
Name of Applicant

471 Union Ave
Street Address

241 — Block

6.02 — 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: 3/6/20

Kellie Romero
Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Wood-Ridge Borough
Bergen County