PLANNING BOARD, WOOD-RIDGE, NJ

NOTICE OF APPLICATION 3526-73A

Applicant(s): YANCEY PUERTA

Trade Name:

Residing at: 119 Arnot Place (Number & Street) Wood Ridge (Town) NJ (State) 07075 (Zip)

Telephone: (201) 952-4667

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

248 Attachment 1 – Schedule of Area Bulk and Yard Requirements.

- Pre-existing, non-conforming height of house will be further impacted by proposed renovation.

For the following described property:

103 HACKENSACK STREET (Number & Street) R1 (Zoning District)

8 (Borough Tax Map) Lot 242 Block

Zoning Official
Richard Pronti

Denied X Date 3-31-2026

FEE	ESCROW
$ 300	$1,500

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

APPLICATION FOR DEVELOPMENT

APPLICANT: Yancey A. Puerta

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
103 Hackensack St.	#242	#8	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
X	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	Yancey A. Puerta
ADDRESS	103 Hackensack Street
TELEPHONE NUMBER	201-952-4667
FORM OF BUSINESS:	N/A
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

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

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

5. PROPERTY INFORMATION

Owner's Name: Yancey A. Puerta

Address: 103 Hackensack Street

Telephone No.: 201-952-4667

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

Describe the current use of the property.
Residential 1 family home that is currently under construction (uninhabitable).

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 Plans

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	N/A
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S ENGINEER

NAME	N/A
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S TRAFFIC CONSULTANT

NAME	N/A
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	Alexis Lugo Architect
ADDRESS	104 Hackensack Street
CITY, STATE ZIP	Wood-Ridge, NJ 07075
PHONE	551-482-1138
FAX	

9. INFORMATION REGARDNG OTHER APPROVALS

Other Agency	Jurisdiction Yes	Jurisdiction No	Date Application Submitted
Wood-Ridge Sewerage Authority	N/A		N/A
Bergen County Planning Board	N/A		N/A
Bergen County Health Dept.	N/A		N/A
BC Soil Conservation District	N/A		N/A
NJ Dept. of Environmental Protection ("NJDEP)	N/A		N/A
NJDEP Sewer Extension Permit	N/A		N/A
NJDEP Stream Encroachment Permit	N/A		N/A
NJDEP Wetlands Permit	N/A		N/A
NJ Dept. of Transportation	N/A		N/A
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 N/A - NOT A SUBDIVISION

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)
It is proposed that the 3rd floor of the house in question will be rebuilt to provide additional/more usable/habitable space. The additional space will be achieved by rebuilding the 3rd floor at with a new flat roof (very low pitch) and full height ceilings throughout. Additionally, within this process, all the floor joists will be replaced due to faulty/lacking support. The new floor joists will be up to code and provide proper support without sagging/deflecting excessively. The new building/addition will lower the height of the house 1'-5" below the prior roof ridge. The house will remain as a residential single family home.

Number of lots to be created	None
Number of proposed dwelling units, including remainder lot, if applicable	N/A
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
	Rebuild/ rehabilitation/ addition	530 Zoning - Attachment 1 - Schedule of Area Bulk and Yard Requirements 530-34 Nonconforming uses, buildings and lots.	Existing non-conforming structure not built to current code.

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)
It is proposed that the 3rd floor of the house in question will be rebuilt to provide additional/more usable/habitable space. The additional space will be achieved by rebuilding the 3rd floor at with a new flat roof (very low pitch) and full height ceilings throughout. Additionally, within this process, all the floor joists will be replaced due to faulty/lacking support. The new floor joists will be up to code and provide proper support without sagging/deflecting excessively. The new building/addition will lower the height of the house 1'-5" below the prior roof ridge. The house will remain as a residential single family home.

Area to be disturbed (square feet)	482 sq. ft.
Total number of proposed dwelling units	N/A
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.
N/A		

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 (c1 or c2)	Nature of variance requested	Zoning code section affected	Facts supporting grant of variance.
	Rebuild/ rehabilitation/ addition	530 Zoning - Attachment 1 - Schedule of Area Bulk and Yard Requirements 530-34 Nonconforming uses, buildings and lots.	Existing non-conforming structure not built to current code.

CONDITIONAL USE APPROVAL APPLCATION DETAILS N/A - NOT A CONDITIONAL USE APP.

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)
It is proposed that the 3rd floor of the house in question will be rebuilt to provide additional/more usable/habitable space. The additional space will be achieved by rebuilding the 3rd floor at with a new flat roof (very low pitch) and full height ceilings throughout. Additionally, within this process, all the floor joists will be replaced due to faulty/lacking support. The new floor joists will be up to code and provide proper support without sagging/deflecting excessively. The new building/addition will lower the height of the house 1'-5" below the prior roof ridge. The house will remain as a residential single family home.

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
530 Zoning - Attachment 1 - Schedule of Area Bulk and Yard Re 530-34 Nonconforming uses, buildings and lots.	3rd floor is existing and non-conforming, height wise, in addition to not being built to current code.	
530-52 Decks - Section A. Attached to principle structure - (1) Deck flooring shall not exceed a specific height and (3) yard setbacks	A deck is proposed to be built on the south facing side of the house	The deck is planned to be the exact height it is limited to be by code and it will also maintain the proper setbacks as dictated by code.
530-42 Projections into required yards - Section C, Architectural features. - (7) Balcony setbacks and projections	A balcony is proposed to be built on the south facing side of the house, above or on top of the existing sun room.	The proposed balcony will not have any projections into the front or rear yards and will not affect any of the building setbacks.

Does the application comply with all conditions set forth in the Wood-Ridge ordinance?	Yes	No	N/A
Did the Applicant complete the Site Plan Application Detail Sheet	Yes	No	N/A

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

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:

rebuild the existing 3rd floor of the house at full height and up to code, while decreasing the total height of the already non-conforming house. Additionally, future plans for a deck and a balcony to be discussed as well (both conforming).

For the Property/Structure located at: 103 Hackensack Street

Block: 242 Lot: 8 Zone: R1

This notice is sent to you as an owner of property in the immediate vicinity. A Public Hearing has been ordered for (date) 6/9/2026 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,

Yancey A. Puerta
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 Second (9th) day of June 2026

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

to rebuild the existing 3rd floor of the house at full height and up to code, while decreasing the total height of the already non-conforming house. Additionally, future plans for a deck and a balcony to be discussed as well (both conforming).

For the property/structure located at 103 Hackensack Street

And designated as Block 242 Lot 8 Zone: R1

In addition to above deck and balcony approval, the following variances are also proposed:

increasing the height of a previous non-conforming house/building

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.

Yancey A. Puerta
Name of Applicant

7/9/2024
Date

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.

YANCEY A PUERTA

Date: 4/15/2026

Signature of Applicant

MONA ALIBRAHIM
Notary Public, State of New Jersey
Comm. # 50127756
My Commission Expires 5/18/2030

Sworn to and subscribed before me this

15th day of April, 2026

Mona Alibrahim

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

15th day of April, 2026

Mona Alibrahim

Notary Public

MONA ALIBRAHIM
Notary Public, State of New Jersey
Comm. # 50127756
My Commission Expires 5/18/2030