PLANNING BOARD, WOOD-RIDGE, NJ

NOTICE OF APPLICATION 2026.14A

Applicant(s): MICHAEL & MARYANN PHILIPS

Trade Name: _____

Residing at: 185 14TH STREET WOOD RIDGE NJ 07075
Number & Street Town State Zip

Telephone: (201) 723-1965

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 both side yards.**

2) **Proposed wrap-around deck is not permitted in desired location.**

For the following described property:

185 14th Street		R1
Number & Street		Zoning District
	14	284
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied _X__ Date_4/22/2026___
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: Mr. + Mrs. Michael Philips

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
185 14th St.	284	14	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	Mr. + Mrs. Michael Philips
ADDRESS	185 14th Street
TELEPHONE NUMBER	(201) 723-1965
FORM OF BUSINESS:	N/A - Applicant is an individual
Individual	X
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
Not Applicable		

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: Mr. + Mrs. Michael Philips

Address: 185 14th Street, Wood Ridge, NJ 07075

Telephone No.: 201-723-1965

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

Describe the current use of the property.
The property is currently used as a one-family residence by the Applicant.

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: Plans prepared by Efram Ghobrial of Emara Ghobrial Architects

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	Dennis J. Francis, Esq.
ADDRESS	37 Liberty Street - Suite 1
CITY, STATE ZIP	Little Ferry, NJ 07643
PHONE	201-446-4330
FAX	201-440-4335

APPLICANT'S ENGINEER

NAME	Not Applicable
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S TRAFFIC CONSULTANT

NAME	Not Applicable
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT / Architect

NAME	Efram Ghobrial, RA
ADDRESS	1050 Wall Street West, Suite 645
CITY, STATE ZIP	Lyndhurst, NJ 07071
PHONE	201-342-3086
FAX	

9. INFORMATION REGARDNG OTHER APPROVALS

Other Agency	Jurisdiction Yes	Jurisdiction 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:			

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: April 22 2026 _____

Signature of Applicant

Sworn to and subscribed before me this

22nd day of April, 2026

_____

Notary Public Dennis J. Francis, Esq Attorney At Law State of NJ

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

22nd day of April, 2026.

_____

Notary Public Dennis J. Francis, Esq Attorney At Law State of NJ

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)
Applicant seeks to remove the existing second floor and replace it with a new second floor over the same footprint as per the plans submitted.

Area to be disturbed (square feet)		
Total number of proposed dwelling units		1
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.
See Attached			

Mr. & Mrs. Michael Philips' Application to Planning Board
PQ: 185 14th Street, Wood-Ridge, New Jersey

List of Variances

Schedule of Area Bulk and Yard requirements are needed with the requested renovation as it will require the following pre-existing, non-conforming variances:

1. Minimum Lot Width where the minimum required lot width is 50 feet and the existing lot is 47 feet in width.
2. Minimum Front Yard Setback where the minimum required front yard setback is 25 feet and the existing front yard setback is 24.31 feet.
3. Minimum Side Yard Setback where the minimum side yard setback is 6 feet and the existing side yard setback of 4.85 feet.
4. Minimum Side Yard Setback (Corner Lot) where the minimum side yard setback is 12 feet and the existing side yard setback is 10.02 feet.

Applicant is of the position that these "c" variances are pre-existing no conformities due to the size of the existing residence as well as the size of the existing property. The renovation will not cause an increase in these four (4) pre-existing conditions. The benefits of the renovation will far exceed any negative detriment to the municipal zoning code or the public good.

It is respectfully requested that the four (4) existing non-conforming variances be granted.

BOROUGH OF WOOD-RIDGE – PLANNING BOARD
NOTICE OF PUBLICATION

Take notice that on the 5th day of May 2026 a public hearing will be held before the Borough of Wood-Ridge Land Use Board on the application of the undersigned who requests an expansion to the existing one-family residence for the property/structure located at 185 14th Street and designated as Block 284 Lot 14 in Zone R1.

In addition to above expansion approval, Applicant will request the following variances to be granted:

(1) Minimum lot width variance where the pre-existing non-conforming lot width measures 47 feet where the Zoning Ordinance requires a minimum lot width of 50 feet.
(2) Minimum front yard setback variance where the pre-existing non-conforming front yard setback measures 24.31 feet where the Zoning Ordinance requires a minimum front yard setback of 25 feet.
(3) Minimum side yard setback (one) where the pre-existing non-conforming side yard setback measures 4.85 feet where the Zoning Ordinance requires a minimum side yard setback of 6 feet.
(4) Minium combined side yard setback (corner lot) where the existing side yard setback measures 10.02 feet where the Zoning Ordinance requires a minimum combined side yard setback of 12 feet.

The Applicant will also request any and all variances, exceptions, waivers, de minimis exceptions, interpretations, and/or incidental relief from the requirements of the Borough of Wood Ridge Zoning Ordinance that may be required by the Planning Board after a review of the 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".

Any interested party, either in person or by agent, may appears at the above referenced Public Hearing and participate therein, in accordance with the rules of the Borough of Wood-Ridge Land Use 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.

Applicant: Mr. & Mrs. Michael Philips

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: expand the existing one-family residence by removing the existing second floor and replacing with a new expanded second floor and attic. Variances required are (1) minimum lot width, (2) minimum front yard setback (3) minimum side yard setback and (4) minimum side yard setback (corner lot).

For the Property/Structure located at: 185 14th Street

Block: 284 Lot: 14 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)_____ 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 Michael Phillips

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

Michael + Maryann Philips
Name of Applicant

185 14th Street
Street Address

284
Block

14
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: 4/23/24

Kellie Romero
Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Wood-Ridge Borough
Bergen County

NOTICE TO BE PUBLISHED IN OFFICIAL NEWSPAPER
BOROUGH OF WOOD-RIDGE - PLANNING BOARD

NOTICE OF PUBLICATION

Take notice that on the 5th day of May, 2026

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

an expansion of an existing one family residence.

For the property/structure located at 185 14th Street

And designated as Block 284 Lot 14 Zone: R1

In addition to above _____ approval, the following variances are also proposed:
(1) minimum lot width, (2) minimum front yard setback, (3) minimum side yard setback and (4) minimum side yard setback (corner lot)

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.

Mr. + Mrs. Michael Philips
Name of Applicant

April 22, 2026
Date