PLANNING BOARD, WOOD-RIDGE, NJ

2026.76A

NOTICE OF APPLICATION

Applicant(s): **ISAAC WAGNER**

Trade Name: **ACADEMIA FURNITURE c/o WR INDUSTRIAL**

Residing at: 1 PASSAIC STREET WOOD RIDGE NJ 07075
Number & Street Town State Zip

Telephone: **(973) 472-0100**

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

335-37B Site-Plan Review Required for permanent placement of dumpster in the parking lot. Notice & Publication are not required for this hearing.

For the following described property:

1 PASSAIC STREET — LIP
Number & Street — Zoning District

1.01 — 320
Borough Tax Map — Lot — Block

Zoning Official
Richard Pronti

Denied _X__ Date 4/01/2026

FEE	ESCROW
$500	$1,500

ACADEMIA FURNITURE INDUSTRIES ("APPLICANT")
1 PASSAIC STREET
BLOCK 320, LOTS 1.01 & 1.02 ("PROPERTY")
SITE PLAN WAIVER ("APPLICATION"

PROJECT SUMMARY:

The subject property is located within the Industrial Zoning District of the Borough of Wood-Ridge and is currently developed with an existing commercial facility operating as a furniture warehouse. The Applicant proposes to install a wood grinder disposal at the rear of the Property.

The physical grinding mechanism will be enclosed within the interior of the building and noise will be contained within the premises.

Processed debris will be directed to an outdoor container, which will be covered with a tarp to mitigate sawdust. Containers will be promptly replaced once full.

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

APPLICATION FOR DEVELOPMENT

APPLICANT: Academia Furniture Industries

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
1 Passaic Street Wood-Ridge, NJ	320	1.01 & 1.02	Inudstrial

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
x	Other (specify) Site Plan Waiver

To be completed by Borough Staff only

Date Filed:

No: _____ Application Fee: _____ Escrow Deposit: _____	Scheduled for: Hearing: _____

2. APPLICANT

NAME	Academia Furniture Industries
ADDRESS	1 Passaic Street, Wood-Ridge, NJ 07075
TELEPHONE NUMBER	201-885-3735
FORM OF BUSINESS:	
Individual	
Corporation	
Partnership	
Limited Liability Company	x
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
Yitzchok Wagner	15 Overhill Rd, Monsey, NY	33.3%
MY Family 2012 Irr Trust	53 Briarcliff Dr, Monsey, NY	33.3%
BY Family Trust 2012 Irr Trust	224 Pennington Ave, Passaic, NJ	33.3%

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: Wood-Ridge Industrial Prop LLC

Address: 1 Passaic Street, Wood-Ridge, NJ 07075

Telephone No.: 201-885-3735

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 developed with a manufacturing and warehouse facility with parking.

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. PENDING TAX COLLECTOR'S RESPONSE

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: See attached cover letter

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	Jason R. Tuvel
ADDRESS	1 University Plaza Drive, #500
CITY, STATE ZIP	Hackensack, NJ 07601
PHONE	201-883-1010
FAX	

APPLICANT'S ENGINEER

NAME	Stonefield Engineering & Design
ADDRESS	92 Park Avenue
CITY, STATE ZIP	Rutherford, NJ 07070
PHONE	201-340-4468
FAX	201-340-4472

APPLICANT'S TRAFFIC CONSULTANT

NAME	N/A
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	N/A
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

9. INFORMATION REGARDNG OTHER APPROVALS

Other Agency	Jurisdiction Yes	No	Date Application Submitted
Wood-Ridge Sewerage Authority	N		
Bergen County Planning Board	N		
Bergen County Health Dept.	N		
BC Soil Conservation District	N		
NJ Dept. of Environmental Protection ("NJDEP)	N		
NJDEP Sewer Extension Permit	N		
NJDEP Stream Encroachment Permit	N		
NJDEP Wetlands Permit	N		
NJ Dept. of Transportation	N		
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: 7/1/26

Signature of Applicant
Yitzchok Wagner

Sworn to and subscribed before me this

6th day of JULY

Notary Public SALLY C. LA-ZHENG
Commission # 50111300
Notary Public, State of New Jersey
My Commission Expires
August 26, 2029

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
Abraham Ney

Sworn to and subscribed before me this

_____ day of _____

Notary Public SALLY C. LA-ZHENG
Commission # 50111300
Notary Public, State of New Jersey
My Commission Expires
August 26, 2029

SUBDIVISION APPLICATION DETAILS N/A

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)

Number of lots to be created		
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 (cl 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)
The applicant proposes to install a wood grinder disposal on the rear of the property

Area to be disturbed (square feet)	N/A
Total number of proposed dwelling units	0
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 (cl or c2)	Nature of variance requested	Zoning code section affected	Facts supporting grant of variance.
N/A			

CONDITIONAL USE APPROVAL APPLCATION DETAILS N/A

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.
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

INSET
SCALE 1" = 20'

PHOTOS

NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
0	06/02/2026	AL	FOR INITIAL SUBMISSION

STONEFIELD engineering & design

Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

WOOD GRINDER DISPOSAL EXHIBIT

ACADEMIA FURNITURE INDUSTRIES

1 PASSAIC AVENUE
BOROUGH OF WOOD-RIDGE
BERGEN COUNTY, NEW JERSEY

MATTHEW J. SECKLER, P.E.
NEW JERSEY LICENSE No. 48731
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID:

TITLE:

WOOD GRINDER DISPOSAL EXHIBIT

DRAWING:

1 OF 1