LAND USE BOARD, WOOD-RIDGE, NJ

NOTICE OF APPLICATION

2026-77A

Applicant(s): **ELIZABETH QUEZADA / TENANT**

Trade Name: **ELITE AUTO BODY CARE, LLC**

Residing at: 188 Hackensack Street (Number & Street) Wood Ridge (Town) NJ (State) 07075 (Zip)

Telephone: **201-421-1547**

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

335-37B ~Change in Tenancy, Change of Use-Site Plan Required
Not a permitted use in MULTI-FAMILY ZONE

For the following described property:

188 Hackensack Street		R3
Number & Street		Zoning District
	19	276
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied _X__ Date_8-27-2026___

FEE	ESCROW
$250	$1,750

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

APPLICATION FOR DEVELOPMENT

APPLICANT: Elite Auto Body Care LLC

Property/Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
188 Hackensack Street Wood-Ridge NJ 07075	276	19	R-3

1. Application for:
   (Check appropriate boxes) and attach appropriate detail page(s)

	Minor Subdivision Approval
	Preliminary Major Subdivision Approval
	Final Subdivision Approval
X	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
X	Use Variance
	Other (specify)

To be completed by Borough Staff only

Date Filed:

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

2. APPLICANT

NAME	Elite Auto Body Care LLC
ADDRESS	188 Hackensack Street, Wood-Ridge NJ 07075
TELEPHONE NUMBER	201-421-1547
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
Elizabeth Quezada	188 Hackensack Street	50%
	Wood-Ridge NJ 07075	
Alejandra Isabel Almanzar	188 Hackensack Street	50%
	Wood-Ridge NJ 07075	

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: 188 Fuda Management LLC

Address: 455 Route 17, Ramsey NJ 07446

Telephone No.: 201-825-0900

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

Describe the current use of the property.
HVAC Contractor's Office

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: Plot Plan, Zoning Setback Chart and General Notes
prepared by Thomas J. Mesuk, architect
197 Valley Boulevard, Wood-Ridge NJ 07075

8. APPLICANT'S CONSULTANTS and REPRESENTATIVES

APPLICANT'S ATTORNEY

NAME	Michael J. Piromalli, Esq. of Gaccione Pomaco, P.C.
ADDRESS	1 Boland Drive, Suite 102
CITY, STATE ZIP	West Orange, NJ 07052
PHONE	973-759-2807
FAX	973-759-6968

APPLICANT'S ~~ENGINEER~~ Architect

NAME	Thomas J. Mesuk
ADDRESS	197 Valley Boulevard
CITY, STATE ZIP	Wood-Ridge, NJ 07075
PHONE	201-438-0595
FAX	201-438-1560

APPLICANT'S TRAFFIC CONSULTANT

NAME	
ADDRESS	
CITY, STATE ZIP	
PHONE	
FAX	

APPLICANT'S PLANNING CONSULTANT

NAME	Thomas J. 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		X	
Bergen County Planning Board		X	
Bergen County Health Dept.		X	
BC Soil Conservation District		X	
NJ Dept. of Environmental Protection ("NJDEP)		X	
NJDEP Sewer Extension Permit		X	
NJDEP Stream Encroachment Permit		X	
NJDEP Wetlands Permit		X	
NJ Dept. of Transportation		X	
Other: .		X	

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: 9/22/26

Signature of Applicant
Elizabeth Quezada, Member
Elite Auto Body Care LLC

Sworn to and subscribed before me this

22 day of Sept.

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

John Fuda, Member
188 Fuda Management LLC

Sworn to and subscribed before me this

22 day of Sept.

Notary Public

INDAR PERSALD
NOTARY PUBLIC STATE OF NEW YORK
No. 01PE3743461
Qualified in Queens County
Commission Expires 7-30-29

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)
Not applicable.

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 is proposing to change the use of the existing commercial building at the subject property to an auto detailing use focused on window tinting and vehicle vinyl wrapping services. No changes are proposed to the exterior of the existing building or the existing site.

Area to be disturbed (square feet)	
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 (cl or c2)	Nature of variance requested	Zoning code section affected	Facts supporting grant of variance.
D(1) variance	Proposed use not permitted in the R-3 Zone	530-8	To be discussed in testimony at the hearing

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)
Not applicable.

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.
Not applicable

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.
Not applicable

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.
Not applicable