

**BOROUGH OF EMERSON**  
**Appeal to the Municipal Land Use Board**

4/7/2026

Application of Taylor Rizza and James Perks at 12 Hollywood Ave. for an Add-a-Level has been denied because the proposal constitutes an expansion of an existing non-conforming residence. Also, Emerson zoning requires a side yard setback of 15ft and 35ft combined both sides. The add-a-level is being proposed at 7ft. on one side and 19ft. on the other for a total of 26ft. Approval from 290-36 is required and a bulk variance from 290-23 Schedule 1 is required for the side yard setback and any other relief or variance that might be necessary.

Joseph DeSalvo Jr, Zoning Official

**TO THE MUNICIPAL LAND USE BOARD:**

The undersigned does hereby make application for a permit to **erect an add-a-level addition at our home located at 12 Hollywood Ave, which constitutes an expansion of an existing non-conforming residence as stated above** on premises known and designated as **12 Hollywood Ave, Block 511, Lot 7** Borough of Emerson, Bergen County, New Jersey.

The proposed building or use thereof is contrary to the Zoning Ordinance as to the following respects: (state specifically): **As per the Zoning Official, approval from 290-36 is required and a bulk variance from 290-23 Schedule 1 is required for the side yard setback and any other relief or variance that might be necessary.**

**THE FOLLOWING IS A DESCRIPTION OF THE PROPOSED BUILDING AND PREMISES:**

Name of Owner:	<b>James Perks &amp; Taylor Rizza</b>
Address of Owner:	<b>12 Hollywood Ave.</b>
Location of Premises:	<b>12 Hollywood Ave.</b>
Block & Lot Numbers:	<b>Block 511, Lot 7</b>
Name of Lessee, if any:	
Use of Proposed Building & Premises:	<b>Residential</b>
Size of Lot:	<b>Front: 100'                      Rear: 100'                      Depth: 75'</b>
Size of Proposed Building:	<b>Add-a-level will be 1088 sq. ft</b>
Type of Construction:	<b>Wood</b>
Number of Stories:	<b>Currently 1.5 stories, add-a-level will make 2 stories</b>

Has there been any previous application involving these premises? **Not to our knowledge.**

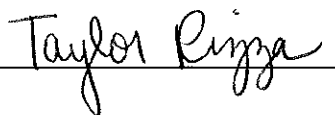
If yes, state full particulars concerning said application and disposal of same: \_\_\_\_\_

**THE FOLLOWING REASONS ARE URGED WHY THIS APPLICATION SHOULD BE GRANTED**  
**This is our "forever" home to raise our family. We believe the benefits outweigh the detriments in our situation.**

I, the undersigned, do hereby state that all of the above statements and statements contained in the paperwork submitted herewith are true and correct:

Home Phone # **201-956-8025**

Applicant: **Taylor Rizza**



Work Phone # \_\_\_\_\_

Taylor Rizza & James Perks  
12 Hollywood Avenue  
Emerson, NJ 07630

Borough of Emerson  
Land Use Board  
146 Linwood Avenue  
Emerson, NJ 07630

April 16, 2026

Subject: Variance Request - Checklist A, Item 2

Dear Land Use Board,

Checklist A, Item 2 states that a copy of the latest Deed that associates the property to the applicant, if applicable is required for inclusion in the Land Use Application. We closed on the property, 12 Hollywood Avenue in Emerson on April 1, 2026. The deed has not been verified according to the Bergen County Clerk's Office, as of April 16, 2026 and therefore cannot be provided in this application.

Thank you,

  
Taylor Rizza

**APPLICATION FOR DEVELOPMENT**



**Borough of Emerson**

Land Use Board  
Emerson Borough Hall  
Second Floor Council Chambers  
146 Linwood Avenue  
Emerson, New Jersey 07630

Marie Shust  
Land Use Board Secretary  
Boardsec@emersonnj.org  
(201) 262-6086 Ext. 1351

**APPLICATION FOR DEVELOPMENT**

Date Filed \_\_\_\_\_ Date Received: \_\_\_\_\_  
Application Number \_\_\_\_\_ Completeness Date: \_\_\_\_\_

**PROPERTY INFORMATION:**

Address 12 Hollywood Ave Block 511 Lot(s) 7

**1 APPLICANTS' INFORMATION**

Name Taylor Rizza & James Perks  
Address 12 Hollywood Ave  
City Emerson State NJ Zip 07630  
Phone 201-956-8025 Fax Number \_\_\_\_\_  
E-mail taylordawnrizza@gmail.com

Applicant is a(n) \_\_\_\_\_  
 Individual     Corporation     LLC     Partnership

**2 OWNERS INFORMATION (if different from applicant's)**

Name SAME AS ABOVE  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax Number \_\_\_\_\_  
E-mail \_\_\_\_\_

\*If the Applicant is not the Recorded Owner, describe the Applicant's interest in the subject property, giving the date that the Applicant will become owner of record.

**3. DISCLOSURE STATEMENT FOR CORPORATIONS AND PARTNERSHIPS**

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 5% of the stock in a corporate applicant or 5% interest in any partnership application 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 5% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 5% ownership criterion have been disclosed. (Attach pages as necessary to comply).

Name	Address	N/A	% Interest	_____
Name	Address		% Interest	_____
Name	Address		% Interest	_____
Name	Address		% Interest	_____

**4 APPLICANT'S REGISTERED AGENT (If the Applicant is a Corporatopn, LLC or aPartnership)**

Agent's 'Name \_\_\_\_\_ N/A \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax Number \_\_\_\_\_  
E-mail \_\_\_\_\_

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**5 APPLICANT'S ATTORNEY ( Corporations oand LLC's must be represented by an attorney)**

Attorney's 'Name \_\_\_\_\_ N/A \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax Number \_\_\_\_\_  
E-mail \_\_\_\_\_

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**6 APPLICANT'S ENGINEER**

Attorney's 'Name \_\_\_\_\_ N/A \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax Number \_\_\_\_\_  
E-mail \_\_\_\_\_

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**7 APPLICANT'S ARCHITECT**

Attorney's Name N/A  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax Number \_\_\_\_\_  
 E-mail \_\_\_\_\_

**8 NATURE OF THE APPLICATION (Check applicable items)**

- |                                     |                                    |                          |                                  |
|-------------------------------------|------------------------------------|--------------------------|----------------------------------|
| <input type="checkbox"/>            | Commercial Addition                | <input type="checkbox"/> | Deck or Fence variance           |
| <input type="checkbox"/>            | Commercial New Construction        | <input type="checkbox"/> | Above-ground Pool                |
| <input type="checkbox"/>            | Commercial Use Variance            | <input type="checkbox"/> | Home Occupational sign           |
| <input type="checkbox"/>            | Residential Addition               | <input type="checkbox"/> | All Other Signs                  |
| <input type="checkbox"/>            | Residential New Construction       | <input type="checkbox"/> | Special Meeting Request          |
| <input checked="" type="checkbox"/> | Residential use Variance           | <input type="checkbox"/> | Tree Management                  |
| <input type="checkbox"/>            | Minor Subdivision without variance | <input type="checkbox"/> | Minor Site Plan without variance |
| <input type="checkbox"/>            | Minor Subdivision with variance    | <input type="checkbox"/> | Minor Site Plan with variance    |
| <input type="checkbox"/>            | Major Subdivision without variance | <input type="checkbox"/> | Major Site Plan without variance |
| <input type="checkbox"/>            | Major Subdivision with variance    | <input type="checkbox"/> | Major Site Plan with variance    |

**9 PRESENT USE:** Describe briefly all buildings or structures now existing on the premises and their current use. Single family residential home

Has there been any previous application involving these premises?      Yes   X   No

If yes,

Is there adjacent property in common ownership?      Yes   X   No

If yes, provide the address of the property. \_\_\_\_\_

Are there any

     Yes   X   No      Proposed

If yes or proposed, attached copies.

**DESCRIPTION OF PROJECT:** Describe briefly the Applicant's intentions concerning the proposed character of development. Where applicable, indicate type of use proposed, size of structures, hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other

10 Add-a-level (1088 sq ft) to a private single family home

Is there any demolition contemplated? X Yes    No

If yes, describe same Removal of existing roof system to accommodate proposed add-a-level

Has an application been made to any other government body or bodies in relation to this Application?    Yes X No

If yes, attach copies of all application forms and any and all correspondence.

11 **PUBLIC USE:** Is any portion of the premises subject to this application intended to be dedicated or reserved for public use?    Yes X No

12 **BOROUGH REQUIREMENTS:**

Is the Applicant willing and able, in the event of approval of its site plan, to undertake and complete installation, in accordance with the requirements and specifications of the Borough of Emerson, and to furnish bonding and surety company performance bonds for the following. If yes, check applicable item.

- Street Paving
- Curbs
- Sidewalks
- Other requirements of the Planning Board

- Drainage Facilities
- Catch Basins
- Shade Trees

13 **ORDINANCE REQUIREMENTS:**

Does this application comply with all requirements of the Zoning Ordinances?    Yes X No

If not, state violation, article, section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary.

The proposal constitutes an expansion of an existing non-conforming residence. Zoning requires a side yard setback of 15ft and 35ft combined both sides. The add-a-level proposed at 7ft. on one side and 19ft. on the other for a total of 26ft. Approval from 290-36 is required and a bulk variance from 290-23 Schedule 1 is required for the side yard setback and any other relief or variance that might be necessary.

14 **SUBMITTED MATERIALS:** List all plans, drawings, documents, reports, and other information that are being submitted as part of this application. Use a separate sheet if necessary.

By submitting this application, the Applicant agrees to provide a copy of any transcript of any meeting of the Emerson Land Use Board taken by a stenographer, if requested by the Emerson Land Use Board, without any cost to the Emerson Land Use Board.

Please see attached plans.

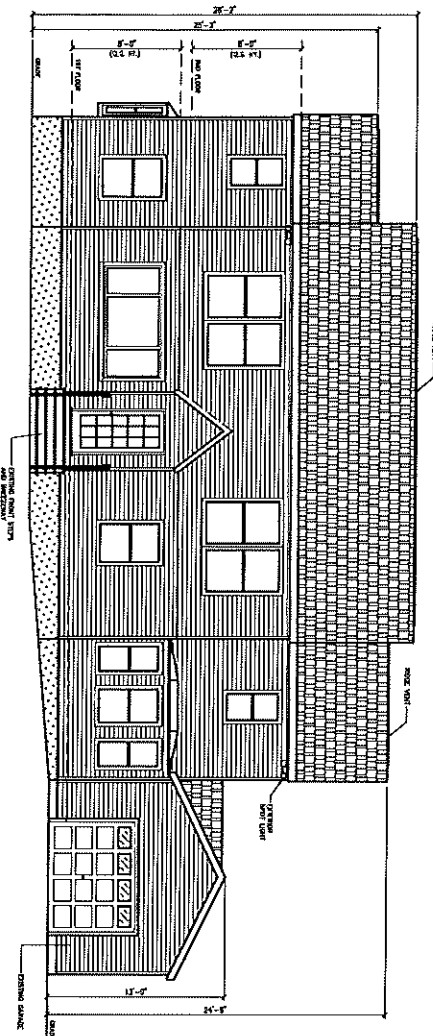
I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Name of Applicant or Agent:

Taylor Rizza

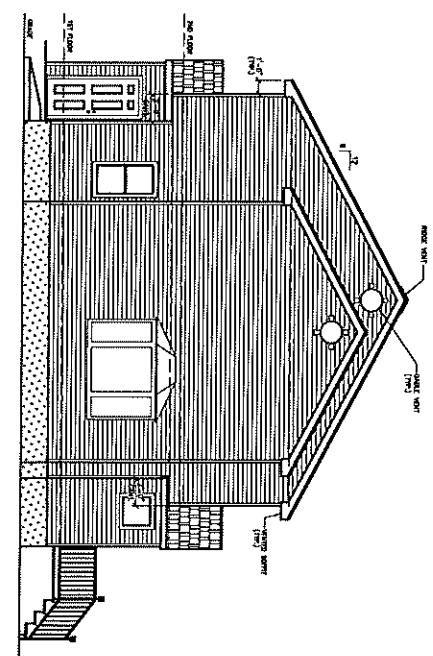
Signature of Applicant or Agent:

Taylor Rizza



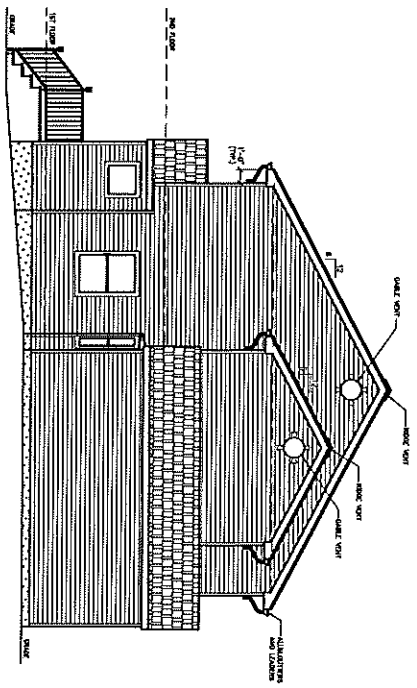
FRONT ELEVATION

SCALE 1/8"=1'-0"



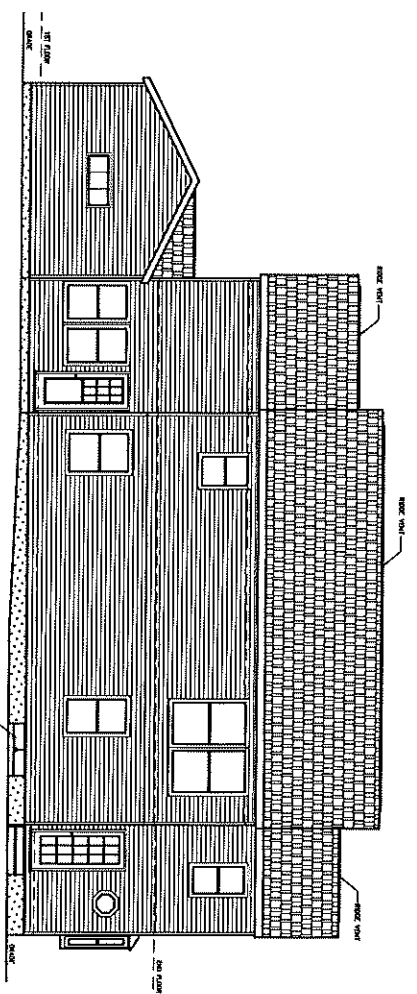
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



REAR ELEVATION

SCALE 1/8"=1'-0"

JOB #		REVISIONS	
DRAWING TITLE			
PROPOSED BUILDING ELEVATIONS			
PROJECT / LOCATION		DATE	
12 HOLLYWOOD AVE. EMERSON, NJ 07630		3-16-2026	
DRAWN BY DESIGN BY		SCALE	
J.P. T.P.		1/4"=1'-0"	
SHEET		DRAWING NUMBER	
2 OF 2		A-2	



BLQ: 511. 7.  
Owner Name: BLEIER, VIRGINIA

Tax Year: 2026 to 2026  
Property Location: 12 HOLLYWOOD AVE

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,932.65	2,932.65	0.00	0.00	5,865.30
Payments:	2,932.65	2,932.65	0.00	0.00	5,865.30
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2026 Prin Balance
								5,865.30		5,865.30
01/07/26	1	Payment	001	29293	CK	13201	1 TAX1	2,932.65	0.00	2,932.65
04/02/26	2	Payment	001	36277	CK	13405	4 TAX1	2,932.65	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

*I verify that this information accurately reflects  
municipal tax records.*

Tax Collector  
Borough of Emerson  
Bergen County



# TREE REMOVAL APPLICATION FORM (FORM B)

Chapter 266-11 C of the Emerson Borough Code states that "any person developing his/her property as a subdivision, site plan, planned unit development, multi-residential development, or single family lot exceeding one acre in area" shall be required to submit a tree management plan. Residential lots of one acre in area or less, provided that no more than 75% of the existing trees are to be removed, and which are not part of a major or minor subdivision, shall be exempt from a management plan (see Chapter 266-10).

All such management plans shall meet the requirements set forth in Chapter 266, Article II of the Emerson Borough Code. Failure to meet any of these requirements shall result in the rejection of the management plan. No tree removal permit shall be issued unless a complete tree management plan has been approved by the Borough of Emerson Land Use Board.

**\*\*PLEASE NOTE WE ARE NOT REMOVING ANY TREES.  
INCLUDING THIS FORM TO SATISFY CHECKLIST\*\***

Date \_\_\_\_\_ Block 511 \_\_\_\_\_ Lots \_\_\_\_\_ 7 \_\_\_\_\_

Address of Tree Location 12 Hollywood Ave

Owners Name: Taylor Rizza & James Perks

Owners Address 12 Hollywood Ave

Phone Number 201-956-8025 Fax Number \_\_\_\_\_

E-mail address taylordawnrizza@gmail.com

Signature of Owner (consenting to application): *Taylor Rizza*

**If the person requesting tree removal is not the owner of the tree, please fill out the below**

Requestor's Name \_\_\_\_\_

Requestor's Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-mail address \_\_\_\_\_

Requestor's Signature \_\_\_\_\_

BE sure to include your Engineer's tree management site survey showing trees to be removed, and any trees to be planted.

**FOR BOROUGH OFFICIAL USE ONLY**

Tree Management survey attached?	Yes	_____	No	_____
Tree Management survey approved?	Yes	_____	No	_____
Reviewed by;	_____			
Approved by:	_____			