

VILLAGE OF RIDGEWOOD - APPLICATION FOR DEVELOPMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: RECEIVED NOV 26 2024 BLOCK(S): 3804 LOT(S): 2-01

ADDRESS OF SUBJECT PROPERTY: 55 North Broad St.

APPLICANT NAME: 55 North Broad LLC APPLICATION NO.: ZBA 24-38

☐ PLANNING BOARD

☒ ZONING BOARD OF ADJUSTMENT

TYPE OF APPLICATION(S)	Application Fee(s)	Escrow Deposit(s)
<input type="checkbox"/> Informal Review (§190-43) (PB Only)		
<input type="checkbox"/> Site Plan Exemption (§190-37B(4), -37C)		
<input type="checkbox"/> Minor Site Plan-Waiver of Public Hearing (§190-44B)		
<input type="checkbox"/> Minor Site Plan - Public Hearing (§190-44)		
<input checked="" type="checkbox"/> Preliminary Major Site Plan (§190-46)		
<input checked="" type="checkbox"/> Final Major Site Plan (§190-47)		
<input type="checkbox"/> Minor Subdivision (§190-45)		
<input type="checkbox"/> Preliminary Major Subdivision (§190-46)		
<input type="checkbox"/> Final Major Subdivision (§190-47)		
<input type="checkbox"/> Exception from Design Standards (§190-60)		
<input checked="" type="checkbox"/> "C" Variance (§190-33)		
<input checked="" type="checkbox"/> "D" Variance (§190-34) (ZBA only)		
<input type="checkbox"/> Appeal of Zoning Officer Error (§190-29) (ZBA only)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30) (ZBA only)		
<input type="checkbox"/> Permit for Area on Official Map (§190-31)		
<input type="checkbox"/> Permit for Lot not Abutting Street (§190-32)		
<input type="checkbox"/> Certification of Nonconforming Use/Structure (§190-126G) (ZBA Only)		
<input type="checkbox"/> Certification of Subdivision Approval (§190-59)		
<input type="checkbox"/> Extension or Tolling of Approval Timeframes (§190-44F, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
<input type="checkbox"/> Amendment of Master Plan or Development Regulations (§190-143, -144) (PB or Council Only)		
TOTAL	<u>2500 -</u>	<u>5000 -</u>

DEVELOPMENT APPLICATION/APPEAL FORM
VILLAGE OF RIDGEWOOD

Instructions to Applicants: All applicants are required to complete Parts I, II, III and IV. The various attachments must be completed if they apply to your application. If any parts of the form do not apply to your application, please state "not applicable", "none", etc. If you have any questions, please contact the Board Secretary.

PART I. APPLICANT AND OWNER INFORMATION

- A. Applicant Name 55 North Broad LLC
- B. Applicant's Mailing Address 1 Godwin Avenue, Midland Park, NJ 07432
- C. Applicant Telephone No. _____ If unlisted, check here ☐
- D. Applicant Fax No. _____
- E. Applicant's Attorney Name Carmine R. Alampi, Esq.
- F. Applicant's Attorney Address One University Plaza, Suite 404, Hackensack, NJ 07601
- G. Attorney Telephone No. 201.343.4600 Fax Machine No. 201.343.4607
- H. Property Owner's Name Chandren LLC
- I. Property Owner's Mailing Address 1 Maynard Dr., Suite 2203, Park Ridge, NJ 07656
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
Contract Purchaser
- K. Applicant's Ownership. If the applicant is a corporation or partnership applying for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units or for approval of a site to be used for commercial purposes, a list of the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class must be identified in accordance with §190-64.

PART II. PROPERTY INFORMATION

A. Address of Subject Property: 55 North Broad Street

B. Current Tax Map Block Number(s) 3804 Lot(s) 2.01

C. Zone District(s) B-1 & B-2

D. Does the owner or applicant now own or have any interest in any other property that adjoins the premises which are the subject of this application? (check one) ☐ Yes ☒ No
If yes, describe the adjacent property by block and lot numbers from the current tax map.

E. Are there any deed restrictions, protective covenants, easements, etc. affecting the subject property (check one) ☒ Yes ☐ No If yes, describe below or on a separate sheet.

Easement for Ingress and Egress per Deed Book 6896 Page 725

F. Has there been a previous application or appeal to the Board of Adjustment, Planning Board or Village Council involving these premises? ☐ Yes ☒ No If yes, describe below and submit a copy of the resolution(s).

G. Has this property been the subject of a major retaining wall permit or a major soil permit? ☐ Yes ☒ No If yes, describe below and attach a copy of the permit or resolution.

H. Describe the **existing** use and improvements on the property.

The site is currently developed as a two-story bank with drive-through. The existing site is primarily paved with asphalt and minimum landscaping.

PART III. DEVELOPMENT INFORMATION

A. **Proposed** Use (check all that apply).

- ☐ Single Family Residence.
- ☒ Other Use (Please explain, describing the nature of materials and/or services involved, the days and hours of operation, the number of operators and employees, etc.)

Proposed Use is a Bank with a drive-through facility.

B. Describe the **proposed** improvements, including buildings, paving, utilities, storm drainage, lighting, signs, landscaping, fencing, etc. and any alterations to existing improvements.

Applicant is proposing to demolish the existing 2-story bank and drive-through facility and is proposing to construct a 1-story bank with drive-through along with modernized and upgraded parking area, landscaping, site lighting and other site improvements as depicted on the engineering and architectural drawings submitted with herewith.

C. Required approvals or reviews by other governmental agencies other than Planning Board or Board of Adjustment (check all that apply).

VILLAGE OF RIDGEWOOD

- ☒ Historic Preservation Commission
- ☐ Health Department
- ☒ Construction Code Official
- ☐ Soil Movement Permit
- ☐ Retaining Wall Permit
- ☐ Flood Hazard Area Construction Approval
- ☐ Other (describe) _____
- ☒ Road Opening Permit
- Village ☐
- County ☒
- State ☐

BERGEN AND PASSAIC COUNTY AND ADJACENT MUNICIPALITIES

- ☒ Bergen County Planning Board
- ☐ Passaic County Planning Board
- ☐ Borough of Glen Rock
- ☐ Borough of Hawthorne
- ☐ Borough of Hohokus
- ☐ Borough of Midland Park
- ☐ Borough of Paramus
- ☐ Borough of Waldwick
- ☐ Township of Washington
- ☐ Township of Wyckoff

PART III. DEVELOPMENT INFORMATION (continued)

STATE AND FEDERAL AGENCIES (if approval required, state nature of approval)

- ☐ N.J. Department of Environmental Protection
- ☐ Freshwater wetlands permits/LOI
 - ☐ Stream encroachment permit
 - ☐ Sewer extension/treatment works approval
 - ☐ Soil and/or groundwater contamination cleanup or determination
 - ☐ Other (describe) _____
- ☐ N.J. Department of Transportation
- ☐ Highway access permit
 - ☐ Other (describe) _____
- ☒ Bergen County Soil Conservation District
- ☐ Other (describe) _____

D. Persons and agencies for which notice of public hearing is required (check all that apply).

- ☐ None. Application is exempt from hearing and notice (see § 190-9 and 11).
- ☒ Property owners within 200 feet of subject property (see § 190-12B(1)).
- ☒ Public utility, cable television or local utility company (see § 190-12B(6)).
- ☐ Adjacent municipality (see § 190-12B(2)).
- ☒ Bergen County Planning Board (see § 190-12B(3)).
- ☐ Passaic County Planning Board (see § 190-12B(3)).
- ☐ N.J. Commissioner of Transportation (see § 190-12B(4)).
- ☐ N.J. State Planning Commission (see § 190-12B(5)).


E. If application is for minor subdivision approval, indicate manner of filing with County Recording Office

- ☐ Plat
- ☐ Deed

PART IV. SIGNATURES AND AUTHORIZATIONS

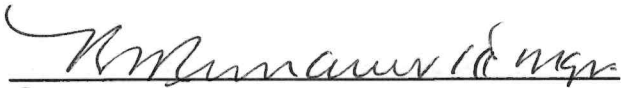
A. Certification/Agreement by Applicant/Appellant.

The undersigned applicant does hereby certify that all the statements contained in this application are true to the best of my knowledge. The undersigned also agrees to keep current all escrow accounts for review of this application and to pay any outstanding balances. The undersigned also consents to the entering & inspection of the subject premises by the Board & its staff as necessary for the review of this application.

 11/25/24
Applicant/Appellant Date

B. Owner Consent. If the applicant is not the property owner, the following consent must be signed by the property owner:

The undersigned owner(s) hereby affirm that this application is being made with my/our knowledge and consent and that the information contained herein is true and correct to the best of my/our knowledge. The undersigned also consents to the entering & inspection of the subject premises by the Board & its staff as necessary for the review of this application.


 10.31.2024
Owner Date

C. Authorization of Agent. If the applicant is not the property owner, contract purchaser or other person having a proprietary interest in the subject property, the following authorization must be signed by the property owner:

I/We, the undersigned, hereby affirm that the applicant named in Part I of this application form:

☒ is authorized to act as my/our agent in this matter, and I/we agree to any and all terms and conditions that may be imposed on the subject property as a result of this application, to the maximum extent permitted by law.

☐ is NOT authorized to act as my/our agent in this matter, and I/we or my/our legal representative agree to attend the public hearing(s) on this matter in order to represent our interest and express our consent, or lack thereof, to any and all terms and conditions that may be imposed on the subject property as a result of this application.

 10.31.2024
Owner Date

PART IV. SIGNATURES AND AUTHORIZATIONS (continued)

D. Anticipated Changes in Application Information.

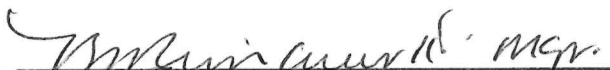
The undersigned owner and applicant affirm that there:

- ☒ ARE NOT now pending or planned any actions, transactions or other events that will change any of the certifications, consents, authorizations or other information presented in this application form, including but not limited to the identity of the applicant or owner and their contact information, other than those changes that may be required by the Board during the course of its review.
- ☐ ARE now pending or planned actions, transactions or other events that will change some or all of the certifications, consents, authorizations or other information presented in this application form, including but not limited to the identity of the applicant or owner and their contact information, in addition to those changes that may be required by the Board during the course of its review, as indicated on the attached sheet. (attach separate sheet)

In addition, I/we agree that if any presently unknown or unplanned actions, transactions or other events occur prior to the issuance of any permits by the Village for the subject application, which actions, transactions or other events change or will change any of the certifications, consents, authorizations or other information presented in this application form, including but not limited to the identity of the applicant or owner and their contact information, I/we will promptly notify the Board of such changes prior to the issuance of such permits.


Applicant/Appellant

11/25/24
Date


Owner

10.31.2024
Date

ATTACHMENT
PROPOSED VIOLATIONS OF THE LAND USE ORDINANCE (Chapter 190)

This attachment must be completed and submitted if the application is seeking relief from requirements of the Village's development regulations in Chapter 190, *Land Use and Development*.

- A. The following violations of Chapter 190 are proposed by this application (reference the proposed violations by section and paragraph number in the ordinance):

Violations of design standards (§190-77 through §190-95)

See Engineering and Architectural Drawings submitted herewith

Violations of zoning regulations (§190-96 through §190-128)

Applicant seeks variances as set forth on the Stonefield Engineering Zoning Relief Memorandum dated October 14, 2024 and submitted herewith.

Violations of official map regulations (§190-129 through §190-133)

None

- B. On a separate sheet, indicate the reasons why you believe that the Board should grant relief of the above ordinance requirements, using the following criteria (check all that apply):

- ☐ Permit for Area on Official Map (see §190-31F(1) through (3))
- ☐ Permit for Lot not Abutting Street - Official Map (see §190-32F(1) and (2))
- ☒ "C" Variance (see §190-33G(1), (2) and (3))
- ☒ "D" Variance (see §190-34G(1)(a), (b) and (c))
- ☐ Exception from Design Standards - subdivisions and site plans only (see §190-60)

ATTACHMENT
REQUEST FOR WAIVER OF SUBMISSION REQUIREMENTS

This attachment must be completed and submitted if the application is seeking waivers from the requirement to submit information on the completeness checklists for development regulations. These checklists are set forth in § 190-67 through -76 of the Village Code.

- A. Submission requirements for which a waiver is requested (see checklists for various applications).

See Stonefield Engineering Checklist Waiver Memorandum dated October 14, 2024 submitted herewith.

- B. Indicate the reasons why you believe that the above submission requirements are not relevant or necessary for the Board to take action on this application.

See Stonefield Engineering Checklist Waiver Memorandum dated October 14, 2024 submitted herewith.

Disclosure Statement

(N.J.S.A. 40:55D-48..2)

Applicant:

55 North Broad LLC

45 % - VanRock Properties, LLC, 1 Godwin Avenue, Midland Park, NJ

45% - Cove Realty, LLC, 1 Godwin Avenue, Midland Park, NJ

10% - Ric Harrison, 1 Godwin Avenue, Midland Park, NJ

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
RECEIVED NOV 28 2024		
DATE RECEIVED: _____	BLOCK(S): <u>3804</u>	LOT(S): <u>2.01</u>
ADDRESS OF SUBJECT PROPERTY: <u>55 N. Broad Street</u>		
APPLICANT NAME: <u>55 North Broad LLC</u>		APPLICATION NO.: <u>ZBA 24-38</u>

TYPE OF APPLICATION(S) - check all that apply	Application Fee(s)	Escrow Deposit(s)
<input type="checkbox"/> "C" Variance (§190-33) - \$200 per variance, max. \$1,000	1000-	
<input type="checkbox"/> "D" Variance (§190-34) - \$1,000 each for prohibited use, expansion of nonconforming use, or density; \$500 each for building height at least 10% over maximum <i>Prelim + Final Major Site Plan</i>	1000- 500-	
<input type="checkbox"/> Appeal of Zoning Officer Decision (§190-29)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30)		
<input type="checkbox"/> Certification of Nonconforming Use/Structure (§190-126G)		
<input type="checkbox"/> Minor Subdivision (§190-45)		
<input type="checkbox"/> Preliminary Major Subdivision (§190-46)		
<input type="checkbox"/> Final Major Subdivision (§190-47)		
<input type="checkbox"/> Exception from Subdivision Design Standards (§190-60)		
<input type="checkbox"/> Permit for Area on Official Map (§190-31)		
<input type="checkbox"/> Permit for Lot not Abutting Street (§190-32)		
<input type="checkbox"/> Extension of Approval (§190-36D, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
TOTAL	2,500-	5000-

Instructions to Applicants: All applicants are required to complete the cover sheet and Parts I, II, III and IV. The various attachments must be completed if they apply to your application. If any parts of the form do not apply to your application, please state "not applicable", "none", etc. If you have any questions, please contact the Board Secretary.

PART I. APPLICANT AND OWNER INFORMATION

- A. Applicant Name 55 North Broad LLC
- B. Applicant's Mailing Address 1 Godwin Avenue, Midland Park, New Jersey 07432
- C. Applicant Telephone No. _____ If unlisted, check here ☐
- D. Applicant Email _____
- E. Applicant's Attorney Name Carmine R. Alampi, Esq.
- F. Applicant's Attorney Address One University Plaza, Suite 404, Hackensack, NJ 07601
- G. Attorney Telephone No. 201.343.4600 Attorney Email calampi@alampi-law.com
- H. Property Owner's Name Chandren LLC
- I. Property Owner's Mailing Address 1 Maynard Dr., Suite 2203, Park Ridge, NJ 07656
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
Contract Purchaser

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 55 North Broad Street
- B. Tax Map Block Number(s) 3804 Lot Number(s) 2.01
- C. Zone District(s) B-1 & B-2
- D. Does the owner or applicant now own or have any interest in any other property that adjoins the premises which are the subject of this application? (check one) ☐ Yes ☒ No
If yes, describe the adjacent property by block and lot numbers from the current tax map.

- E. Are there any deed restrictions, protective covenants, easements, etc. affecting the subject property (check one) ☒ Yes ☐ No If yes, describe below or on a separate sheet.

Easement for Ingress and Egress per Deed Book 6896 Page 725

- F. I have obtained from the Secretary of the Board a summary and/or a resolution concerning all prior decisions concerning development applications for the premises and have submitted these documents with this application. (check one) ☐ Yes ☒ No

Note: This certification must be submitted with the application or the application will be incomplete.

- G. Existing Use (check all that apply).

☐ Single Family Residence.

☐ Two Family Residence

☒ Other Use (Explain): Commercial

- H. Describe the existing development of the property (buildings, paved areas, etc.).

The site is currently developed as a two-story bank with drive-through. The existing site is primarily paved with asphalt and minimum landscaping.

PART III. PROPOSED DEVELOPMENT INFORMATION

- A. Proposed Use (check all that apply).

☐ Single Family Residence.

☐ Two Family Residence

☒ Other Use (Explain): New Bank with drive-through

- B. Proposed Development (describe all site modifications for which approval is being sought, including buildings, paving, utilities, storm drainage, lighting, signs, landscaping, fencing, etc. and any alterations to existing improvements.

Applicant is proposing to demolish the existing 2-story bank and drive-through facility and is proposing to construct a 1-story bank with drive-through along with modernized and upgraded parking area, landscaping, site lighting and other site improvements as depicted on the engineering and architectural drawings submitted with herewith.

C. Required approvals or reviews by other governmental agencies other than the Board of Adjustment, before construction may start (check all that apply). If in doubt, ask the Board Secretary for information.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Historic Preservation Commission | <input checked="" type="checkbox"/> Road Opening Permit |
| <input type="checkbox"/> Health Department | <input checked="" type="checkbox"/> Bergen/Passaic County |
| <input checked="" type="checkbox"/> Construction Code Official | <input type="checkbox"/> Other Municipality |
| <input type="checkbox"/> Soil Movement Permit | <input type="checkbox"/> N.J. DEP (e.g., wetlands) |
| <input type="checkbox"/> Retaining Wall Permit | <input type="checkbox"/> N.J. DOT (e.g., State highway) |
| <input type="checkbox"/> Flood Hazard Area Construction Approval | <input type="checkbox"/> Other (describe below) |

PART IV. PROPOSED VIOLATIONS OF THE LAND USE ORDINANCE (Chapter 190)

The following must be completed if the application is seeking a variance from the zoning regulations in Chapter 190, *Land Use and Development*.

A. The following violations of Chapter 190 are proposed by this application (reference the proposed violations by section and paragraph number in the ordinance):

Applicant seeks variances as set forth on the Stonefield Engineering Zoning Relief Memorandum dated October 14, 2024 and submitted herewith.

B. On a separate sheet, indicate the reasons why you believe that the Board should grant relief of the above ordinance requirements, using the following criteria (check all that apply):

- ☐ Permit for Area on Official Map (see §190-31F(1) through (3))
- ☐ Permit for Lot not Abutting Street - Official Map (see §190-32F(1) and (2))
- ☒ "C" Variance (see §190-33G(1), (2) and (3))
- ☒ "D" Variance (see §190-34G(1)(a), (b) and (c))


PART V. SIGNATURES AND AUTHORIZATIONS

The undersigned applicant and owner do hereby certify that all the statements contained in this application are true to the best of their knowledge.

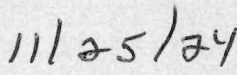
The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

The undersigned applicant and owner consent to the entering and inspection of the subject premises by the Board and its staff as necessary for the review of this application.

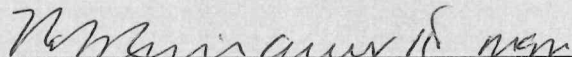
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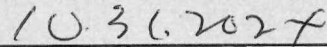
Applicant/Appellant



Date



Owner



Date