

# APPLICATION FORM

## VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
<b>DATE RECEIVED:</b> <span style="float: right; font-size: small;">RECEIVED JAN 23 2025</span>	<b>BLOCK(S):</b> 2505	<b>LOT(S):</b> 2.04
<b>ADDRESS OF SUBJECT PROPERTY:</b> 3 Paul Court, Ridgewood, NJ 07450		
<b>APPLICANT NAME:</b> Andrei Basov and Maria Kalinina		
<b>APPLICATION NO.:</b> 23425-08		

TYPE OF APPLICATION(S) - check all that apply	Application Fee(s)	Escrow Deposit(s)
<input checked="" type="checkbox"/> "C" Variance (§190-33) - \$200 per variance, max. \$1,000	\$400.00	
<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		
<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)		
<b>TOTAL</b>	\$400.00	\$2,000.00

*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 Andrei Basov and Maria Kalinina
- B. Applicant's Mailing Address 3 Paul Court, Ridgewood, NJ 07450
- C. Applicant Telephone No. c/o 201-587-0888 If unlisted, check here ☐
- D. Applicant Email c/o jberardo@wellslaw.com
- E. Applicant's Attorney Name Jennifer M. Berardo, Wells Jaworski & Liebman, LLP
- F. Applicant's Attorney Address 12 Route 17 North, P.O. Box 1827, Paramus, NJ 07653-1827
- G. Attorney Telephone No. 201-587-0888 Attorney Email jberardo@wellslaw.com
- H. Property Owner's Name Same as Applicants
- I. Property Owner's Mailing Address Same as Applicants
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
N/A

**PART II. EXISTING PROPERTY INFORMATION**

- A. Street Address of Property to be Developed 3 Paul Court, Ridgewood, NJ 07450
- B. Tax Map Block Number(s) 2505 Lot Number(s) 2.04
- C. Zone District(s) R110
- 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.

None known to Applicants.

- 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  
See Cert of Prior Planning and Zoning Board Action attached.  
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): \_\_\_\_\_

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

Two-story single family dwelling with attached garage, and concrete pool.

### PART III. PROPOSED DEVELOPMENT INFORMATION

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

☒ Single Family Residence.

☐ Two Family Residence

☐ Other Use (Explain): \_\_\_\_\_

- 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.

The Applicant seeks permission to permit the existing 14' x 12' (approx. 168 SF) tree house to remain on the Property. The Applicants seek relief from Section 190-124 H and Section 190-199(c).

- 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 type="checkbox"/> Historic Preservation Commission        | <input type="checkbox"/> Road Opening Permit            |
| <input type="checkbox"/> Health Department                       | <input type="checkbox"/> Bergen/Passaic County          |
| <input 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):

Section 190-124H and Section 190-199(c)

- 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.

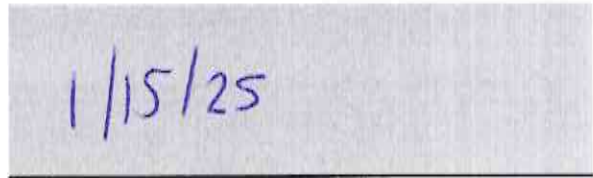
The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

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.

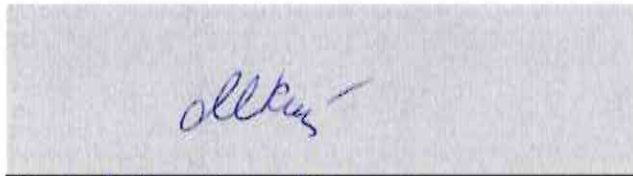
The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.



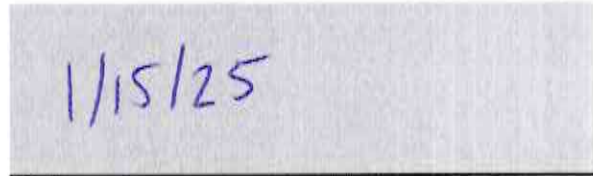
Applicant/Appellant / owner



Date



Owner / Applicant



Date

## ADDENDUM TO APPLICATION

Andrei Basov and Maria Kalinina ("Applicants") are the owners of property located at 3 Paul Court, Ridgewood, New Jersey, shown on Tax Assessment Map of the Village of Ridgewood as Block 2505, Lot 2.04 (the "Property"). The Property is located within the R-110 Single Family Residence Zone and is developed with a two and a half story, single family dwelling with attached garage, pool and associated site improvements. The Applicants seek relief from Section 190-124-H and Section 190-119(c) to allow an existing tree house (approximately 135 SF) to remain on the Property.

The Applicants constructed a tree house in the rear of their Property on an existing mature tree with their children as a family project. Upon notice that permits were required, the Applicants sought to obtain the appropriate approvals to allow the tree house to remain. The Applicant seeks relief from the Village of Ridgewood Ordinances for:

1. Tree House Gross Floor Area: where 64 SF is permitted and 135 SF is proposed;
2. Tree House Side Yard: where 5 ft. is required and 3.87 ft. is proposed;
3. All other variances, exceptions, waivers and existing nonconformities that may be determined throughout the application process.

The Property is a uniquely and irregularly shaped corner lot located along a cul de sac. The trees in which the tree house was constructed is located approximately 3.87 feet from the rear yard and abuts the rear of a three-car garage on the adjacent property. Given the irregularities of the Property and the existing landscaping available, there would be no other location with which the tree house could be constructed in the rear of the Property. Importantly, the tree house is well buffered and not visible from the street. Further, there is no impact to any of the neighbors to the rear given the existing buffer of the three-car detached garage on the adjacent property. Thus, there is no negative impact to the neighbors or the zone plan to allow the tree house to remain.

Testimony shall be adduced at the time of the hearing to confirm that the Applicants is entitled to a certificate of nonconformity or variance relief to allow the two dwellings to remain.

**Zoning Chart**  
**Block 2505, Lot 2.04, 3 Paul Court, Ridgewood**

ZONE "R-110" CORNER LOT	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA: 22,750 SF.	17,582 SF. <sup>Ⓢ</sup> <small>17,582 SF-175 FT. PAUL CT. 19,421 SF-175 FT. GODWIN AVE.</small>	TO REMAIN	NO
MIN. LOT WIDTH @FYS: 130 FT	105.05' <sup>Ⓢ</sup>	TO REMAIN	NO
MIN. AVRG. LOT WIDTH: 130 FT MIN 22,750 SF WITHIN 175'	105.05' <sup>Ⓢ</sup> <small>17,582 SF-175 FT.</small>	TO REMAIN	NO
MIN. LOT DEPTH: 140 FT	147.75'	TO REMAIN	NO
MIN. FRONT YARD: PAUL COURT 40 FT	33.55' <sup>Ⓢ</sup>	TO REMAIN	NO
MIN. FRONT YARD: GODWIN AVE. 40 FT	50.09'	TO REMAIN	NO
MIN. SIDE YARD: <sup>15 FT</sup> 2/3 BLDG HT = 20 FT	30.53'	TO REMAIN	NO
MIN. REAR YARD: 40 FT	30.26' <sup>Ⓢ</sup>	TO REMAIN	NO
MAX. COV. ABOVE GRADE STR.: 20 %	15.2%	16.0%	NO
MAX. COV. ABOVE GRADE STR.: 20 % <small>PAUL COURT (3175 FT)</small>	15.2%	16.0%	NO
MAX. COV. ABOVE GRADE STR.: 20 % <small>GODWIN AVE. (3175 FT)</small>	15.2%	TO REMAIN	NO
MAX. COV. BY IMP. 7,033 SF	6,399 SF.	6,534 SF.	NO
MAX. COV. BY IMP. @175' <sup>7,033 SF</sup> <small>PAUL COURT</small>	6,399 SF.	6,534 SF.	NO
MAX. COV. BY IMP. @175' <sup>7,033 SF</sup> <small>GODWIN AVE.</small>	6,399 SF.	TO REMAIN	NO
MAX. GROSS BLDG AREA TOTAL: 4,620 SF.	4,508 SF.	TO REMAIN	NO
MAX. GROSS BLDG AREA @175' <sup>4,620 SF</sup> <small>PAUL COURT</small>	4,508 SF.	TO REMAIN	NO
MAX. GROSS BLDG AREA @175' <sup>4,620 SF</sup> <small>GODWIN AVE.</small>	4,508 SF.	TO REMAIN	NO
MAX. G.B.A ACCESSORY TOTAL: 962 SF.	N/A	135 SF.	NO
MAX. G.B.A ACCESSORY @175' <sup>962 SF</sup> <small>PAUL COURT</small>	N/A	135 SF.	NO
MAX. G.B.A ACCESSORY @175' <sup>962 SF</sup> <small>GODWIN AVE.</small>	N/A	N/A	NO
MAX BUILDING HT.: 30 FT.	30'	TO REMAIN	NO
MAX TREE HOUSE HT.: 10 FT.	N/A	9.92'	NO
MAX. HT. ABOVE GROUND: 20 FT.	N/A	16.50'	NO
MAX. TREE HOUSE G.F.A: 64 SF.	N/A	135 SF. <sup>Ⓢ</sup>	YES
TREE HOUSE TO PRINCIPAL STR.: 12 FT.	N/A	64.04'	NO
TREE HOUSE-SIDE YARD: 5 FT.	N/A	3.87' <sup>Ⓢ</sup>	YES
TREE HOUSE-REAR YARD: 5 FT.	N/A	7.56'	NO

Ⓢ INDICATES EXISTING NON-CONFORMITY

Ⓢ INDICATES VARIANCE REQUIRED

[Type here]

EXISTING COVERAGE BY IMPROVEMENTS			
LOT 2.04 IN BLOCK 2505			
LOT AREA = 17582 SF			
DWELLING	2254 SF.	12.8	%
DRIVEWAY	1610 SF.	9.2	%
IN-GROUND POOL	636 SF.	3.6	%
CONCRETE PATIO	1092 SF.	6.2	%
WOOD DECK & STEPS	270 SF.	1.5	%
PAVERS	189 SF.	1.1	%
FRONT PLAT & STEPS	70 SF.	0.4	%
BLUESTONE WALK	139 SF.	0.8	%
HOT TUB	75 SF.	0.4	%
BILCO, CHIMN., A/C'S, EQUIP.	64 SF.	0.4	%
TOTAL:	6399 SF.	36.4	%

PROPOSED COVERAGE BY IMPROVEMENTS			
LOT 2.04 IN BLOCK 2505			
LOT AREA = 17582 SF			
DWELLING	2254 SF.	12.8	%
DRIVEWAY	1610 SF.	9.2	%
IN-GROUND POOL	636 SF.	3.6	%
CONCRETE PATIO	1092 SF.	6.2	%
WOOD DECK & STEPS	270 SF.	1.5	%
PAVERS	189 SF.	1.1	%
FRONT PLAT & STEPS	70 SF.	0.4	%
BLUESTONE WALK	139 SF.	0.8	%
HOT TUB	75 SF.	0.4	%
BILCO, CHIMN., A/C'S, EQUIP.	64 SF.	0.4	%
TREE HOUSE	135 SF.	0.8	%
TOTAL:	6534 SF.	37.2	%

EXISTING COVERAGE BY ABOVE GRADE STRUCTURES			
LOT 2.04 IN BLOCK 2505			
LOT AREA = 17582 SF			
DWELLING	2254 SF.	12.8	%
WOOD DECK & STEPS	270 SF.	1.5	%
FRONT PLAT & STEPS	70 SF.	0.4	%
HOT TUB	75 SF.	0.4	%
TOTAL:	2669 SF.	15.2	%

PROPOSED COVERAGE BY ABOVE GRADE STRUCTURES			
LOT 2.04 IN BLOCK 2505			
LOT AREA = 17582 SF			
DWELLING	2254 SF.	12.8	%
WOOD DECK & STEPS	270 SF.	1.5	%
FRONT PLAT & STEPS	70 SF.	0.4	%
HOT TUB	75 SF.	0.4	%
TREE HOUSE	135 SF.	0.8	%
TOTAL:	2804 SF.	16	%

**VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING**

***PLEASE TAKE NOTICE:***

That an Application has been made by Andrei Basov and Maria Kalinina ("Applicants") to the Zoning Board of Adjustment in connection with property located at 3 Paul Court, Ridgewood, New Jersey and shown on the Tax Assessment Map of the Village of Ridgewood as Block 2505, Lot 2.04 (the "Property") in the R-110 Single Family Residence Zone. The Applicants seek to allow an existing tree house (approximately 135 SF) to remain on the Property. The Applicants require the following bulk variance relief pursuant to N.J.S.A. 40:55D-70(c) from the Village of Ridgewood Zoning Code ("Code") requirements:

1. **Tree House Gross Floor Area:** where 64 SF is permitted and 135 SF is proposed;
2. **Tree House Side Yard:** where 5 ft. is required and 3.87 ft. is proposed;

The Applicants seek any and all other variances, exceptions, waivers, interpretations and other incidental relief that may be required or deemed necessary by the Board during its review of this Application, together with any further relief that may be deemed necessary by the Applicants during the hearing process, including that which may be generated by way of revised plans and submission of same. The Applicants reserves the right to amend its application accordingly.

A public hearing before the Ridgewood Zoning Board of Adjustment has been ordered for \_\_\_\_\_, **2025, at 7:30 p.m.** in the Village Hall, 131 N. Maple Avenue, Sydney V. Stoldt Jr. Courtroom on Level Four, Ridgewood, New Jersey and when the case is called you may appear either in person, by agent, or by attorney, to present any comments which you may have in connection with this application. Documents relating to this application may be inspected by the public in the office of the Ridgewood Zoning Board of Adjustment and/or the designated administrative officer at the Village Clerk's Office during normal business hours.

The application, maps and documents for which approval is sought, as well as other documents that may be presented at the hearing for the purpose of clarifying the application, maps and documents for which approval is sought are available on the Village's website at [www.ridgewoodnj.net](http://www.ridgewoodnj.net). If a member of the public lacks the ability to access the related materials, or otherwise encounters difficulty in accessing the Agenda or related materials, that member of the public may contact the Secretary, Jane Wondergem, at 201-670-5500 x2240 or [jwondergem@ridgewoodnj.net](mailto:jwondergem@ridgewoodnj.net). The meeting is open to members of the public who may participate according to the customary practice and procedures of the Village of Ridgewood Board of Adjustment. You may also feel free to contact the undersigned in advance of the hearing to discuss the application. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. This notice is given to you by order of the Ridgewood Zoning Board of Adjustment.

Wells, Jaworski & Liebman, L.L.P.

By: \_\_\_\_\_  
Jennifer M. Berardo, Esq., Attorney for Applicants,  
12 Route 17 North, PO Box 1827  
Paramus, NJ 07653-1827



# VILLAGE OF RIDGEWOOD

BERGEN COUNTY, NEW JERSEY  
DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS  
Christopher J. Rutishauser, PE, CPWM  
Village Engineer, Director of Public Works

131 N. MAPLE AVENUE  
RIDGEWOOD, NEW JERSEY 07451  
PHONE: (201) 670-5500, Ext. 238  
FAX: (201) 670-7305

## FLOOD INSURANCE RATE MAP INFORMATION / CRS-320

The property located at 3 Paul Court, also known as Block \_\_\_\_\_ Lot \_\_\_\_\_  
has been located on the Village's Flood Insurance Rate Map (FIRM), dated, **August 28, 2019**.

The following information is provided:

Ridgewood's community number is: **340067**

The address is located on panel number: 34003C0069J 34003C0088J 34003C0157J  
34003C0159J 34003C0176H 34003C0177H  
34003C0178H

The **property** is located in FIRM zone: ☒ **X** (Out or 500 year) ☐ **AE** (100 year) ☐ **A** (No BFE)

The **main building** is also located in: ☐ Floodway ☐ Repetitive Loss Area ☒ None

The **main building** on the property:

\_\_\_\_\_ is located in a Special Flood Hazard Area with a **Base Flood Elevation** of: +/- \_\_\_\_\_ (NGVD 1988), which correlates to a flood depth of +/- \_\_\_\_\_. Federal law requires that a flood insurance policy be obtained as a condition of a federally-backed mortgage or loan that is secured by the building. It is up to the lender to determine whether flood insurance is required for a property. The **National Flood Insurance Program** is available in Ridgewood and our **Community Rating System** rating is a 6 which provides a 20% discount on your insurance premium.

\_\_\_\_\_ is not located in a Special Flood Hazard Area. However, the property (*above*) may still be in floodplain (**Letter Of Map Amendment**) or subject to local drainage problems or other unmapped flood hazard. Flood insurance is available and may be obtained at non-floodplain rates. A flood insurance policy may be required by a lender.

\_\_\_\_\_ A determination of the building's exact location cannot be made at this time without an **Elevation Certificate**. A copy of the FIRM is attached for your information.

**NOTE:** This information is based on the Flood Insurance Rate Map for the Village. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the Village, or any officer or employee thereof, for any damage that results from reliance on this information.

Elevations on file: 1929 NGVD / 1988 NGVD (*circle one*)

Lowest Point Elevation: N/A Lowest Shingle Elevation: N/A First Floor  
Elevation: N/A

Dated: 1/14/2025

Christopher J. Rutishauser for/  
Christopher J. Rutishauser, PE, CPWM  
Director of Public Works/Village Engineer



VILLAGE OF RIDGEWOOD  
BERGEN COUNTY, NEW JERSEY  
PLANNING BOARD & HISTORIC PRESERVATION COMMISSION

131 NORTH MAPLE AVENUE  
RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

**CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION**

LOCATION OF PROPERTY: 3 Paul Court, also

known as BLOCK 2505 LOT 2.04

☒ IS NOT subject to review by the Historic Preservation Commission.

☐ IS subject to review by the Historic Preservation Commission because:

☐ The property is located within the Village Center Historic District and/or is designated in Chapter 190-98B (2), Land Use & Development.

☐ The property is a national/state registered site or is locally identified in the master plan.

☐ The property is located in a residential historic district described in the Historic Plan Element of the Master Plan.

IF THE PROPERTY REFERENCED ABOVE REQUIRES REVIEW BY THE HPC, the property owner or applicant shall provide the HPC Secretary with **9 collated copies** of the proposed plan, photos, drawings, and the completed HPC Application Permit. (Please request a review date from the Secretary at the time you file the application.) The HPC office is in the Engineering Division.

The property owner and/or applicant are invited to attend the meeting of the Historic Preservation Commission at which the application is reviewed.

If Planning Board or Zoning Board approval is also required, the Commission will issue a report to the appropriate Board. All other recommendations will be issued to the construction official.

Jane Wondergem, 1/14/2025  
Signature of HPC Secretary - date

For further information regarding review by the Historic Preservation Commission, please call or contact Jane Wondergem at (201) 670-5500 ext: 2240 or via email at: [jwondergem@ridgewoodnj.net](mailto:jwondergem@ridgewoodnj.net)

**CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION**

BLOCK 2505, LOT 204, 3 Paul Court (STREET ADDRESS)

was the subject of:

Planning Board action on: January 1969, July 1971, October 1978, July 1979

☒ A resolution is attached.

☐ A resolution is not attached. (If no resolution is available, provide a short explanation.) \_\_\_\_\_

☐ There are no records of any planning board applications for this property address.

Jane Wondrup 1/15/25  
Signature of Planning Board Secretary

Zoning Board action on: \_\_\_\_\_

☐ A resolution is attached.

☐ A resolution is not attached. (If no resolution is available, provide a short explanation.) \_\_\_\_\_

☒ There are no records of any zoning board applications for this property address.

Jane Wondrup 1/14/25  
Signature of Zoning Board Secretary

RIDGEWOOD PLANNING BOARD

IN THE MATTER OF THE APPLICATION )  
OF )  
LOUIS POLIZZI BUILDER, INC. FOR )  
FINAL SUBDIVISION APPROVAL OF )  
LOTS 2 AND 3 IN BLOCK 2505 )

SUBDIVISION  
RESOLUTION

WHEREAS, Louis Polizzi Builder, Inc., hereinafter referred to as "applicant" has applied to this Planning Board for final approval of a subdivision of premises located on Godwin Avenue, which premises are shown as Lots 2 and 3 in Block 2505 on the 1978 Tax Map of the Village of Ridgewood; and

WHEREAS, this Planning Board by resolution dated October 17, 1978 granted preliminary approval of said subdivision, subject to certain conditions as set forth in said resolution;

NOW, THEREFORE, BE IT RESOLVED that this Planning Board does hereby make the following findings of fact with respect to said application:

1. Lots 2 and 3 in Block 2505 are owned by Louis Polizzi Builder, Inc. and are located on Godwin Avenue.
2. The premises are located in the R-1 Residential Zone District and are subject to the regulations thereof as provided in Chapter 35 of the Village Code.
3. The proposed subdivision, when implemented, will result in four separate parcels as shown on the plan.
4. A condition set forth in the said resolution, which granted preliminary subdivision approval by this Planning Board, required applicant to execute and deliver a deed of dedication for the proposed roadway to the public use as a public roadway; said deed has been prepared by the applicant and approved by the attorney for this Planning Board.

5. Another condition of said preliminary subdivision approval required a deed of easement for maintenance of a storm drain across Lot 18 in Block 2505 be executed and delivered to the Village; said deed has also been prepared by the applicant and approved by the attorney for this Planning Board.
6. Another condition of said preliminary subdivision approval required the applicant to comply with all applicable zoning restrictions set forth in Chapter 35 of the Village Code, including but not limited to those provisions applicable to the installation of improvements on the premises in question.
7. Another condition of said preliminary subdivision approval required applicant to obtain subdivision approval from the Bergen County Planning Board; said approval was granted by the Bergen County Planning Board on July 2, 1979.
8. A certified check in the amount of \$5,304.00 has been deposited in the Trust Fund of the Village of Ridgewood on July 17, 1979, by the applicant for the purpose of providing a performance bond for the installation of the pavement surface course, shade trees, street signs, survey monuments, concrete sidewalks, and driveway aprons.
9. A certified check in the amount of \$5,516.55 has been deposited in the Trust Fund of the Village of Ridgewood on July 17, 1979, by the applicant for the purpose of providing a maintenance bond for the maintenance of sanitary sewers, concrete curbing, pavement base course, storm drain, and concrete sidewalk.

BE IT FURTHER RESOLVED that this Planning Board does hereby GRANT final approval of the aforesaid final subdivision application as shown on the Final Subdivision Plat entitled "Final Subdivision Plat, Louis Polizzi Builder, Inc., Block 2505, Lots 2 & 3, Village of Ridgewood, Bergen County, N.J." prepared by Azzolina Engineering Co. dated October 1978.

Official Monthly Meeting  
July 17, 1979

## POLIZZI SUBDIVISION RESOLUTION

WHEREAS, Louis Polizzi Builder, Inc., hereinafter referred to as "applicant," by subdivision application filed with this Planning Board for preliminary approval of a subdivision of premises located on Godwin Avenue, which premises are shown as Lots 2 and 3 in Block 2505 on the current (October, 1969) Tax Map of the Village of Ridgewood, and which premises are hereinafter referred to as the "premises in question"; and

WHEREAS, applicant has also applied to this Planning Board for variance relief from the provisions of Chapter 33, Article XI, Section 33-98(e) of the Village Code which governs minimum lot area in the R-1 Single-Family Residence District; and

WHEREAS, the said application was classified as a major subdivision by the Subdivision Committee of this Planning Board; and

WHEREAS, reports on said subdivision have been received by this Planning Board from its planning consultant, from its attorney, from the Division of Engineering, from the Bergen County Planning Board and from various department directors; and

WHEREAS, the subdivision application and variance application were the subject of a public hearing held by this Planning Board on September 19, 1978, at which hearing testimony was presented in favor of this Planning Board granting the requested subdivision approval and variance relief;

NOW, THEREFORE, BE IT RESOLVED, that this Planning Board does hereby make the following findings of fact:

1. All persons required to be served with notice of hearing were duly served and proof thereof has been filed with the Board.
2. The premises in question are shown as Lots 2 and 3 in Block 2505 on the current Tax Map (October 1969) of the Village of Ridgewood and are located on the south side of Godwin Avenue.

3. The premises in question are owned by Corella Homes, Inc. and the applicant, Louis Polizzi Builder, Inc. is under contract to purchase the premises to be subdivided.
4. The premises in question are located in the R-1 Residential Zone District and are subject to the regulations thereof as provided in Chapter 33, Article XI of the Village Code.
5. The original application in March of 1978, which consisted of 5 lots and required several variances, was considered "incomplete" and returned to the applicant to amend the map to eliminate the need for variances or to secure the variance relief necessary from the Board of Adjustment.
6. The applicant applied to the Board of Adjustment on March 30, 1978 and after hearing the applicant, the Board of Adjustment denied the application for the several variances by resolution dated June 28, 1978.
7. The applicant then submitted an amended subdivision plat to the Planning Board, to subdivide the premises in question into 4 lots, including a request for variance relief for one of the lots as to square foot area within 140 feet of the front street sideline. This amended plat was the subject of a public hearing by this Planning Board on September 19, 1978.
8. As shown on applicant's preliminary subdivision plat, the proposed subdivision, when implemented, will result in minor grade changes and the installation of a 200 foot long roadway, which shall run in a southerly direction from Godwin Avenue, shall terminate at its southerly end in a cul-de-sac, and have a paved width of 30 feet within a 50 foot wide right-of-way and which roadway would be dedicated to the Village for street purposes; will result in the installation of subsurface storm drains, dry wells, sanitary sewers and water mains; will result in the creation of four building lots, two of which building lots will front on said cul-de-sac, and the other two lots will front on both the new roadway and Godwin Avenue.
9. During the course of the public hearing, the applicant agreed to an extension of the statutory time limitation period for this Planning Board to render a decision with regard to said subdivision application to October 18, 1978.
10. Three of the potential building lots shown on the plat as Lots 3, 24 and 25, conform with the regulations provided in Section 33-98 of the Village Code as to lots located in the R-1 Residential Zone District.

11. Chapter 33, Article XI, Section 33-98 of the Village Code requires that every lot in the R-1 Single-Family Residence Zone District have a minimum lot area, computed within 140 feet of the front street sideline, of 14,000 square feet. Pursuant to the provisions of Chapter 35, Article III, Section 35-8 (e)(1) of the Village Code and N.J.S. 40:55D-26(b) of the Municipal Land Use Law, applicant has requested that this Planning Board grant variance relief from this requirement regarding Lot 2 as shown on the plat.
12. During the course of testimony taken during the public hearing, it was advanced as a reason for justifying the granting of the requested variance relief, the fact that said Lot 2 is a corner lot, and as such requires a curved street right-of-way dedication to provide a corner radius for traffic circulation. It was also stated that a portion of the lot is adjacent to the cul-de-sac. These two curved portions of the street remove 400 square feet of land from said lot.
13. During the course of testimony taken during the public hearing, the applicant stated he had obtained an agreement from the property owner to the south of the premises in questions (Lot 18, Block 2505) to grant a drainage easement for the construction of a storm drain as shown on said subdivision plat.
14. By letter dated March 27, 1978, the Bergen County Soil Conservation District notified the applicant that it has "certified" a soil erosion and sediment control plan for the premises in question.

BE IT FURTHER RESOLVED, that this Planning Board does hereby make the following conclusions and determinations:

- A. The foregoing facts are made a part hereof as if set forth herein in full.
- B. Because proposed Lot 2 is a corner lot and is also adjacent to the cul-de-sac which requires the street and the property to be curved to provide for the free movement of vehicular traffic, the application of the aforementioned minimum lot area provision of the Village Code to said lot does result in peculiar and exceptional practical difficulties to and undue hardship upon the applicant.
- C. The requested variance relief from the said minimum lot area requirements of the Village Code may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Ridgewood Zoning Ordinance.

- D. With the exception of said Lot 2, the subdivision meets all the minimum requirements applicable to building lots located in the R-1 Zone District.

BE IT FURTHER RESOLVED, that:

1. Subject to compliance by the applicant with the conditions hereinafter stated, this Planning Board, pursuant to and in accordance with the provisions of Chapter 35, Article III, Section 35-8 (e)(1) of the Village Code and N.J.S. 40:55D-25 of the Municipal Land Use Law does hereby GRANT applicant's application for variance relief from the provisions of Section 33-98(e) of the Village Code requiring a minimum lot area computed within 140 feet of the front street sideline of not less than 14,000 square feet; and
2. Subject to compliance by the applicant with the conditions hereinafter stated, this Planning Board, pursuant to and in accordance with the provisions of Chapter 35, Article III, Section 35-8(b) of the Village Code and N.J.S. 40:55D-25 of the Municipal Land Use Law does hereby GRANT preliminary subdivision approval of applicant's subdivision as reflected on subdivision map entitled, "Preliminary Plan, Louis Polizzi Builder, Inc., Village of Ridgewood, Bergen County, N.J." prepared by Azzolina Engineering Company, dated September 1968 and revised to September 27, 1978.

The foregoing preliminary subdivision approval and variance relief are hereby granted subject to the applicant complying with the following conditions prior to securing final subdivision approval:

1. Applicant shall execute and deliver a deed of dedication, acceptable in form and content to the attorney for this Planning Board and to the Village attorney, which deed shall dedicate the said proposed roadway to the public use as a public roadway.
2. Applicant shall execute and deliver a deed of easement for maintenance of a storm drain across Lot 18 in Block 2505. Said easement shall be free of the mortgage lien held by the Ridgewood Savings and Loan Association and any other lien of record, and also be acceptable in form and content to the attorney for this Planning Board and to the Village attorney.
3. Applicant shall comply with all applicable zoning restrictions set forth in Chapter 33 of the Village Code and all applicable

- subdivision, land use and development requirements set forth in Chapter 35 of the Village Code, including but not limited to those provisions applicable to the installation of improvements on the premises in question.
- 4. Applicant shall obtain subdivision approval from the Bergen County Planning Board.

October 17, 1978

KINGSWAY HOMES  
MAJOR SUBDIVISION RESOLUTION

WHEREAS, application has been made by Corella Homes, Inc., for a classification and approval of a proposed subdivision of Lots 2 and 3, Block 2505, entitled Kingsway Homes and located on Godwin Avenue between West End Avenue and Melrose Place; and

WHEREAS, said application has been classified as a major subdivision by the Subdivision Committee; the applicant has submitted its preliminary plat and a public hearing on said application was held before the Planning Board on November 19, 1968; and

WHEREAS, reports on said application have been received from the Village Engineer, the County Planning Board, the Planning Consultant and the attorney for the Planning Board; and

WHEREAS, the Planning Board has made the following findings with respect to said application;

1. The application seeks to create five residential lots around a proposed cul de sac running in a southerly direction from Godwin Avenue.

2. Proper drainage of the proposed subdivision depends upon the applicant's acquisition of a drainage easement across the premises of a neighbor to the south of the proposed development.

3. The proposed preliminary plat shows a dedication of an eight foot wide easement along Godwin Avenue to the Village of Ridgewood for future street widening purposes.

4. The proposed preliminary plat shows Lots 24 and 25 thereof with respective frontages along the arc of the front street property line of seventy-five feet and fifty-five feet in violation of the minimum requirements imposed by Section 1303 (e) of Village

of Ridgewood Zoning Ordinance No. 1316 which said violation will, however, pose no serious harm to the proper planning of the subdivision.

5. The proposed subdivision if approved under the conditions hereinafter noted will in no way be detrimental to the public health, safety and welfare of the citizens of the Village.

NOW, THEREFORE, BE IT RESOLVED: That the Planning Board recommend to the Board of Commissioners preliminary approval of the major subdivision of Lots 2 and 3, Block 2505, as represented on a map prepared by James P. Azzolina, Azzolina Engineering Company, dated September 23, 1968, revised November 4, 1968 and January 7, 1969, subject only to the following:

1. A variance from the aforesaid requirements of Section 1303 (e) relating to street frontage must be obtained from the Board of Adjustment of the Village of Ridgewood, which said variance the Planning Board recommends as being in no way inimical to the interests of good planning.

2. Receipt of a deed of easement for the eight-foot strip of land along Godwin Avenue dedicated to the Village for future street widening purposes in form satisfactory to the Village Attorney.

3. No grade change or tree removal <sup>likely</sup> ~~rightfully~~, in the opinion of the Village Engineer to create any significant drainage problems shall be permitted until such time as the storm drain easement referred to hereinabove has been obtained by the applicant and recorded in the County Clerk's office the facts of which shall be satisfactory to the Village Attorney.

January 21, 1969

BOARD OF ADJUSTMENT  
VILLAGE OF RIDGEWOOD

In the Matter of the Application  
of  
CORELLA HOMES, INC.

RESOLUTION

WHEREAS, CORELLA HOMES, INC., has applied to this Board of Adjustment for variances from the provisions of Sections 1303 (b) and 1303 (e) of Ordinance No. 1316, with respect to Lots 2 and 3 in Block 2505 (Godwin Avenue) Ridgewood, New Jersey, by an appeal filed February 25, 1969; and

WHEREAS, said appeal was taken from certain decisions of the zoning officer of the Village of Ridgewood, determining that certain proposed lots to be created by the subdivision of lots 2 and 3 in Block 2505, would violate the provisions of Sections 1303 (b) (lots 24, 25, 26) in that they would provide 35 rather than 40 feet front yard setbacks and would also violate the provisions of Section 1303 (e) (lots 24 and 25) in that they would provide frontages along the arc of a cul-de-sac of 75 and 55 feet respectively rather than 80 feet as required; and

WHEREAS, said appeal was duly heard by this Board of Adjustment on March 17, 1969, at which time applicant appeared by Joseph Pecorella, its President, and testimony was offered and exhibits were received and the same were considered respecting the application:

NOW THEREFORE, BE IT RESOLVED, that this Board of Adjustment does hereby make the following FINDINGS OF FACT:

1. Lots 2 and 3 in Block 2505 are in the R-1 residence zone.

2. Applicant has heretofore filed with the Planning Board for recommendation to the governing body a proposed Major Subdivision of lots 2 and 3 in Block 2505, which major subdivision of said lots 2 and 3 into 5 lots numbered variously

2, 3, 24, 25 and 26 was recommended for preliminary approval by the Planning Board of the Village of Ridgewood on January 21, 1969.

3. Said recommendation of the Planning Board to the Board of Commissioners was subject to the grant of variances from Section 1303 (e) (respecting frontage) by the Board of Adjustment as respects lots 24 and 25 as shown on said subdivision map.

4. The Planning Board affirmatively recommended the grant of the said variances from Section 1303 (e) respecting frontage requirements on lots 24 and 25 as set forth in its resolution of January 21, 1969 which reads where pertinent "A variance from the aforesaid requirements of Section 1303 (e) relating to street frontage must be obtained from the Board of Adjustment of the Village of Ridgewood, which said variance the Planning Board recommends as being in no way inimical to the interests of good planning."

5. While not specifically referred to by the Planning Board in its resolution of January 21, 1969, this Board notes that the front yard setback proposed for lots 24, 25 and 26 as shown on the preliminary plat of Kingsway Homes (the premises under appeal) requires the grant of a variance for each said lot to permit the provisions of a front yard 35 feet in depth rather than 40 feet as required.

6. The premises in question were also recommended for approval on condition that a deed of easement for a strip of land eight feet in width along Godwin Avenue be granted the Village of Ridgewood by the owner and in form satisfactory to the Village attorney.

7. The premises in question could in fact have been subdivided so as to comply with the requirements of the ordinance as to frontage and setback on each of the lots here under appeal.

8. The subdivision of the premises in question in form and manner to provide for compliance with the zoning ordinance requirements would have required the placement of homes on such conforming lots in a fashion which would have (while technically meeting the zoning

standards of the ordinance) created an esthetically undesirable development without in any way substantially furthering the zone plan and ordinance.

9. The presently existing dwellings on lots on the same side of Godwin Avenue and within 300 feet of the sidelines of lots 2 and 3 in Block 2505 as shown and laid down on said subdivision map, viz., lots 2 and 4 in Block 2505, form an existing setback line in excess of 40 feet.

10. Section 1303 (b) requires front yards of not less than 40 feet except where existing buildings within 300 feet of either sideline form an existing setback line, in which case the setback shall conform to the existing setback line so formed, provided only that no building shall have a front yard of less than 30 feet nor more than 50 feet.

11. Applicant offered through its agent to conform to the existing front yard setback line by relocation of its proposed buildings on lots 2 and 3 and, if necessary, by the reduction in length of its proposed buildings to be erected on lots 2 and 3.

BE IT FURTHER RESOLVED, that the Board of Adjustment does hereby make the following DETERMINATIONS:

(a) The foregoing facts are made a part hereof as if set forth herein in full.

(b) The requested variance from the provisions of Section 1303 (b) respecting front yard setbacks as the same affects lots 24, 25 and 26, as hereinafter conditioned, may be granted without substantial impairment of the zoning plan and zone ordinance and without substantial detriment to the public good.

(c) The requested variances to erect dwellings on lots 24, 25 and 26 providing setbacks of 35 feet rather than 40 feet as otherwise required by Section 1303 (b) of Ordinance No. 1316 are hereby GRANTED.

(d) The requested variances to erect dwellings on lots 24 and 25 providing frontages of 75 and 55 feet respectively rather than 80 feet as required by Section 1303 (e) of Ordinance No. 1316 are hereby GRANTED.

(e) Each and all of the foregoing variances are granted on the following express conditions:

(1) That the applicant deliver to the governing body of the Village of Ridgewood, in form satisfactory to the Village attorney, an appropriate deed of easement as provided in the resolution of the Planning Board dated January 21, 1969, which resolution is made a part hereof by reference.

(2) That the front yard requirements of Section 1303 (b) be met with respect to lots numbered 2 and 3 on applicant's proposed subdivision.

SUBDIVISION RESOLUTION  
Corella Homes, Inc.

WHEREAS, application has been made for final approval of a subdivision of Lots 2 and 3 in Block 2505, as shown on the 1969 Tax Map of the Village of Ridgewood, located on Godwin Avenue; and

WHEREAS, a public hearing on said subdivision was held by the Ridgewood Planning Board on November 19, 1968; and

WHEREAS, reports on said subdivision have been received from the Village Engineer, the Village Planning Consultant, the County Planning Board, and the attorney for the Planning Board; and

WHEREAS, the Planning Board by resolution dated January 21, 1969, recommended to the Board of Commissioners of the Village of Ridgewood that preliminary approval of said subdivision be granted; and

WHEREAS, the Board of Commissioners by a resolution dated January 28, 1969, granted preliminary approval of said subdivision; and

WHEREAS, the Planning Board is satisfied that all conditions of final subdivision approval have been met,

NOW, THEREFORE, BE IT RESOLVED: That the Planning Board recommends to the Village Council that final subdivision approval of the above-mentioned subdivision as drawn by Azzolina Engineering Company, dated February, 1969, be granted.

July 20, 1971



# VILLAGE OF RIDGEWOOD

131 N. Maple Ave.  
Ridgewood, NJ 07450-3287

201-670-5500 Ext 5511  
201-670-5532 Fax  
taxcollector@ridgewoodnj.net

Tax Collectors Office

## **CERTIFICATION OF TAXES & ASSESSMENTS**

Date: 12/16/2024

Block: 2505 Lot: 2.04

Owner: Andrei Basov and Maria Kalinina

Property Location: 3 Paul Court, Ridgewood, NJ

Please be advised that of this date there:  
(Check one)

☐

ARE

☒

ARE NOT

Delinquent property taxes or delinquent assessments for improvements due on the above referenced property.

Village of Ridgewood  
Tax Collector's Office  
(201)670-5500 EXT. 5511



**VILLAGE OF RIDGEWOOD**  
131 NORTH MAPLE AVENUE  
RIDGEWOOD, NEW JERSEY 07450


**DIVISION OF ASSESSMENT**

William M. Palumbo  
Phone (201) 670-5500 x2220  
Email: [vorassessor@ridgewoodnj.net](mailto:vorassessor@ridgewoodnj.net)

**Certified Property Owners List**  
(Property within 200 feet)

Name of Applicant: Jennifer M. Berardo  
Wells, Jaworski & Liebman, LLP  
Property Location: 3 Paul Ct.  
Block: 2505  
Lot: 2.04  
Purpose: 200 ft. list  
Date of List: 12/18/24

I hereby certify that the attached list was created from the official records of the Village of Ridgewood.

  
\_\_\_\_\_  
William M. Palumbo  
Assessor

**LEGAL NOTICE TO PUBLIC/PRIVATE UTILITIES & GOVERNMENT AGENCIES**

(All notice must be by certified mail)

Chapter 245 of the New Jersey Public Laws of 1991 requires that all persons seeking the approval of any kind of a land development application from a local zoning board of adjustment or from a planning board must give notice to all public utilities and cable television companies that possess any right-of-way or easements within or across the subject property.

The addresses of the various utilities that may have to be given notice of your application are as follows:

**ELECTRIC & GAS**

***Public Service Electric & Gas Co.***

Manager - Corporate Properties

80 Park Plaza, T6B

Newark, New Jersey 07102

**TELEPHONE**

***Verizon NJ Inc***

Verizon Engineering

9 Gates Avenue (flr 2)

Montclair, NJ 07042

**WATER**

***Ridgewood Water Department***

Director's Office

111 N. Maple Avenue

Ridgewood, N.J. 07451

**SEWER**

***Engineering Division***

Collection System Operations

131 N. Maple Avenue

Ridgewood, N.J. 07451

**CABLE TV**

***Cablevision***

40 Potash Road

Oakland, N.J. 07436

It is the applicant's responsibility to determine whether or not there are any rights-of-ways or easements on or across the property; and if so, it is the applicant's responsibility to give legal notice to the appropriate utility or utilities. If you are in doubt, it is suggested that notice be given to the appropriate public utilities.

**GOVERNMENT AGENCIES**

If the subject property is located on a County Road or is within 200' of any County property, notify:

***Bergen County Planning Board***

One Bergen County Plaza

Hackensack, N.J. 07601-7000

If on a State Highway, notify:

***NJ Department of Transportation***

1035 Parkway Avenue

Trenton, N.J. 08625

If within 200 ft. of Railroad, notify:

***State of NJ DOT***

Market Street & McCarter Highway

Newark, NJ 07101

If the subject property is within 200 feet of a municipal border, the ***Clerk*** of the adjacent Municipality and the ***Bergen County Planning Board*** must be notified.

TAKE FURTHER NOTICE, that in addition, notice of public hearings on applications for major subdivision approvals or major site plan approvals must be given by the applicant to all public utilities and all cable television companies that have any facilities or possess a right-of-way of easement located anywhere within 200 feet of the subject property. It is suggested that major subdivision and major site plan approval applicants should contact the appropriate utilities and obtain in writing a statement whether or not the utility has any facilities easement within 200 feet of the subject property.



## Ridgewood Village

### Parcel Offset List

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**Target Parcel(s):** Block-Lot: 2505-2.04  
BASOV, ANDREI & KALININA, MARIA

12 parcels fall within 200 feet of this parcel(s).

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**Block-Lot: 2505-4**

BHALLA, AMIT & STEFANIE S  
310 GODWIN AVENUE  
RIDGEWOOD, NJ 07450

**Block-Lot: 2505-5**

RHOTEN, ELIZABETH TRUSTEE  
120 MELROSE PL  
RIDGEWOOD, NJ 07450

**Block-Lot: 2505-22**

SCHIMMEL, JAMES J & JOYCE E  
131 WESTEND AVE  
RIDGEWOOD, NJ 07450

**Block-Lot: 2403-23**

WORLD MISSION SOCIETY, CHURCH OF GOD  
305 GODWIN AVE  
RIDGEWOOD, NJ 07450

**Block-Lot: 2505-2.01**

GALASSO, DOMENICO & CARMELA  
726 TERRACE HEIGHTS  
WYCKOFF, NJ 07481

**Block-Lot: 2403-24**

GILLESPIE, ROBERT J. & CAROL ANNE  
331&333 GODWIN AVE.  
RIDGEWOOD NJ 07450

**Block-Lot: 2505-1**

HNAT, FREDERICK B & JODY L IRWIN  
340 GODWIN AVE  
RIDGEWOOD, NJ 07450

**Block-Lot: 2505-2.02**

LEE, HYEON & JANICE KAM  
4 PAUL CT  
RIDGEWOOD, NJ 07450

**Block-Lot: 2505-2.03**

MELENDEZ, DELIMAR & FERNANDEZ, R  
5 PAUL CT  
RIDGEWOOD, NJ 07450

**Block-Lot: 2505-19**

PEAY, JOANN R.  
295 FERRIS PLACE  
RIDGEWOOD NJ 07450

**Block-Lot: 2505-23**

RUBENSTEIN, SCOTT & KRISTIN SAVILIA  
121 WESTEND AVE  
RIDGEWOOD, NJ 07450

**Block-Lot: 2505-6**

KOSSICK, MARK & LEIGH  
128 MELROSE PL  
RIDGEWOOD, NJ 07450



BHALLA, AMIT & STEFANIE S 310 GODWIN AVENUE RIDGEWOOD, NJ	07450	SCHIMMEL, JAMES J & JOYCE E 131 WESTEND AVE RIDGEWOOD, NJ	07450	GALASSO, DOMENICO & CARMELA 726 TERRACE HEIGHTS WYCKOFF, NJ	07481
HNAT, FREDERICK B & JODY L IRWIN 340 GODWIN AVE RIDGEWOOD, NJ	07450	MELENDEZ, DELIMAR & FERNANDEZ,R 5 PAUL CT RIDGEWOOD, NJ	07450	RUBENSTEIN, SCOTT & KRISTIN SAVILIA 121 WESTEND AVE RIDGEWOOD, NJ	07450
RHOTEN,ELIZABETH TRUSTEE 120 MELROSE PL RIDGEWOOD,NJ	07450	WORLD MISSION SOCIETY,CHURCH OF GOD 305 GODWIN AVE RIDGEWOOD, NJ	07450	GILLESPIE, ROBERT J. & CAROL ANNE 331&333 GODWIN AVE. RIDGEWOOD NJ	07450
LEE, HYEON & JANICE KAM 4 PAUL CT RIDGEWOOD, NJ	07450	PEAY,JOANN R. 295 FERRIS PLACE RIDGEWOOD NJ	07450	KOSSICK,MARK & LEIGH 128 MELROSE PL RIDGEWOOD, NJ	07450

