

RECEIVED MAR 18 2025

# APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED: <u>4/25/24</u>	BLOCK(S): <u>2106</u>	LOT(S): <u>3</u>
ADDRESS OF SUBJECT PROPERTY: <u>144 Sheridan Terrace, Ridgewood, NJ 07450</u>		
APPLICANT NAME: <u>Ryan and Tara Briganti</u> <u>c/o Matthew G. Capizzi, Esq.</u>		APPLICATION NO.: <u>234 24-37</u>

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	\$800.00	\$4,000.00
<input checked="" 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)		
TOTAL	\$800.00	\$4,000.00

*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 Ryan and Tara Briganti c/o Matthew G. Capizzi, Esq.
- B. Applicant's Mailing Address 205 Fairview Avenue, Westwood NJ 07675
- C. Applicant Telephone No. 201-266-8300 If unlisted, check here ☐
- D. Applicant Email matthew@capizzilaw.com
- E. Applicant's Attorney Name Matthew G. Capizzi, Esq.
- F. Applicant's Attorney Address Same as above
- G. Attorney Telephone No. \_\_\_\_\_ Attorney Email \_\_\_\_\_
- H. Property Owner's Name Same as Applicant
- I. Property Owner's Mailing Address 144 Sheridan Terrace, Ridgewood NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
Owner

#### **PART II. EXISTING PROPERTY INFORMATION**

- A. Street Address of Property to be Developed 144 Sheridan Terrace, Ridgewood
- B. Tax Map Block Number(s) 2106 Lot Number(s) 3
- C. Zone District(s) R-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.

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): \_\_\_\_\_

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

Existing single-family dwelling with detached garage.

### 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.

Proposed covered open front porch with steps and an attic addition with roofs.

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 checked="" type="checkbox"/> Construction Code Official   | <input type="checkbox"/> Other Municipality             |
| <input checked="" 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):

1. Maximum Building Height: (30' Maximum Allowed v. 35.25' Existing and Proposed);
2. Maximum Gross Building Area as to First 140' of Principal Building: (32% Maximum Allowed v. 32.22% Proposed);
3. Maximum Improved Lot Coverage as to Total Lot: (40% Maximum Allowed v. 41.84% Proposed);
4. Maximum Improved Lot Coverage as to First 140': (45% Maximum Allowed v. 45.42% Proposed).

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))



# VILLAGE OF RIDGEWOOD

131 North Maple Avenue  
Ridgewood, New Jersey, 07451

## Building Department

(201) 670-5500

(201) 670-5549

February 18, 2025

Mr. & Mrs. Ryan Briganti  
144 Sheridan Terrace  
Ridgewood, N.J. 07450

Re: Block 2106 Lot 3  
113 Circle Avenue

Dear Mr. & Mrs. Briganti:

A review of your application for a building permit regarding 144 Sheridan Terrace, (R-2 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the construction of an attic addition and dormers which would maintain a height of 36 feet where 30 feet is the maximum permitted and would result in total gross building area, within the first 140 feet, of 32.8% where 32% is the maximum permitted. A front porch is also proposed which would result in total coverage by above grade structure of 23.2% where 20% is the maximum permitted and would result in total coverage by above grade structure, within the first 140 feet, of 26.3% where 20% is the maximum permitted and would result in total coverage by improvement of 42% where 40% is the maximum permitted and would result in total coverage by improvement, within the first 140 feet, of 45.7% where 45% is the maximum permitted.

Under the provisions of § 190-104E(1)(10)(11)(13) and § 190-119H(2), and § 190-119 J(1) Article X of the Ridgewood Village Code, "Maximum building height: 30 feet.."; "Maximum coverage by above-grade structures: 20% of the land area of the lot"; "Maximum coverage by above grade structures located within 140 feet of the front lot line: 20% of the lot area within 140 feet of the front lot line"; "Maximum gross building ..... Lot area 10,500 to 13,999 square feet – 32%, 4,060 square feet"; "Maximum improvement coverage of lot area within specified distance of front lot line...0 to 13,999 sf 45%, but not above 5,600 square feet".

If you have any questions, please feel free to contact me.

Sincerely,

Paola G. Perez  
Assistant Zoning Officer

PGP

# Survey Affidavit

STATE OF NEW JERSEY  
COUNTY OF Bergen

} SS:

say(s) under oath:

1. **Representations.** If only one person signs this Affidavit, the word "we" shall mean "I." The statements in this Affidavit are true to the best of our knowledge, information and belief.
2. **Property.** We are the present owners (or duly authorized officers, partners, or members of the present owner), of Property located at 144 Sheridan Terrace (called this "Property") which we now \_\_\_\_\_ to.
3. **Survey.** We have examined the attached survey of this Property dated 12/19/2024 made by Dunn Surveying & Mapping P.A.
4. **No Change.** The survey shows this Property in its present condition. There have been no changes in the boundary lines of this Property. There have been no changes in the principle building, accessory building, fences, driveway, sidewalks, patios, decks. There has been no installation of any new improvements such as a shed, patio, deck, relocation of sidewalk, patios or decks.
5. **Reliance.** We are aware that the Village of Ridgewood, Zoning Board of Adjustment will rely on the truthfulness and the statements made in this Affidavit in connection with the Variance Application that is submitted to the Zoning Board of Adjustment of the Village of Ridgewood.

Signed and sworn to before me on (date)  
03/04/2025

*Lara Briganti*

*RJB*





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: 144 Sheridan Terrace, also  
known as BLOCK 2106 LOT 3

  /   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, 11 / 26 / 2024  
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)



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 144 Sheridan Terrace, also known as Block 2106 Lot 3  
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: 11/26/2024

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



## CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 2106, LOT 3, 144 Sheridan Terrace (STREET ADDRESS)

was the subject of:

Planning 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 planning board applications for this property address.

James Wonderyn 11/26/24  
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.

James Wonderyn 11/26/24  
Signature of Zoning Board Secretary