

AMENDED

APPLICATION FORM

VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

RECEIVED JUN 03 2025

DATE RECEIVED: _____ BLOCK(S): 1603 LOT(S): 21

ADDRESS OF SUBJECT PROPERTY: 535 N. Monroe Street

APPLICANT NAME: Kathleen Carter APPLICATION NO.: ZBA 25-16

| 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 | |
| <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) | | |
| TOTAL | \$800.00 | |

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 Kathleen Carter
- B. Applicant's Mailing Address 535 N. Monroe Street
- C. Applicant Telephone No. _____ If unlisted, check here ☐
- D. Applicant Email _____
- E. Applicant's Attorney Name Priscilla J. Triolo, Esq.
- F. Applicant's Attorney Address Bittiger Elias Triolo & Diehl PC, 12 Rte 17 N Ste 206, Paramus NJ 07652
- G. Attorney Telephone No. 201-438-7770 Attorney Email ptriolo@bittigerelais.com
- H. Property Owner's Name Kathleen Carter
- I. Property Owner's Mailing Address 535 N. Monroe Street
- 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 535 N. Monroe Street
- B. Tax Map Block Number(s) 1603 Lot Number(s) 21
- 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.

N/A

- 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.

N/A

- 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.).

A detached, single family, 2 story, residential house with driveway leading to attached garage and walkway from the driveway leading to a small entrance porch.

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 to reconstruct the front walkway between the porch and the driveway and add a patio with a fire pit, outdoor kitchen and hot tub in the backyard. All improvements proposed are for the Owner/Applicant personal use.

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) |

None

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):

The Lot is a pre-existing non-conforming Lot under Ridgewood Code Section 190-127.

The Application requires four (4) variances under Section 190-124 S. (2) and (3):

- | | |
|-------------------------------------|--|
| 1. Rear Yard to the Hot Tub | 10 feet required and 9 feet proposed |
| 2. Rear Yard to the Patio | 10 feet required and 4.9 feet proposed |
| 3. Rear Yard to the Patio | 10 feet required and 7.1 feet proposed |
| 4. Rear Yard to the Outdoor Kitchen | 10 feet required and 6.4 feet 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))

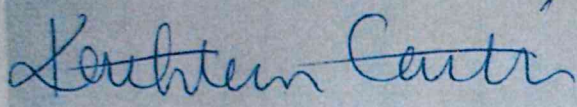

PART V. SIGNATURES AND AUTHORIZATIONS

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

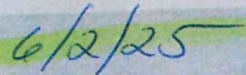
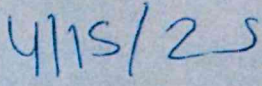
The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

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.

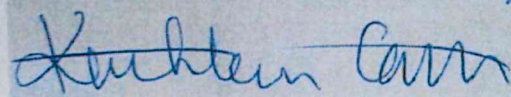
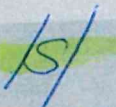
The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.

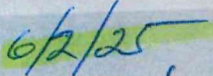
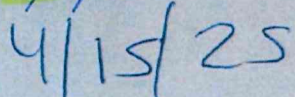
Applicant/Appellant

Date

Owner

Date

535 N Monroe St.
Ridgewood, New Jersey
[View on Google Maps](#)



**BITTIGER ELIAS
TRIOLO & DIEHL**
Attorneys at Law

Priscilla J. Triolo, Esq.
ptriolo@bittigerelias.com

Please reply to New Jersey office

12 Route 17 North, Suite 206
Paramus, New Jersey 07652

P: 201.438.7770 F: 201.438.5726

April 16, 2025

Via Hand Delivery

Chairman and Members of the Board
Zoning Board of Adjustment
Village of Ridgewood
131 N. Maple Avenue
Ridgewood, New Jersey 07450

**Re: Application for Side Yard and Rear Yard Setback Variances
535 N. Monroe Street (between Fairmount Road and Morningside Road)
Zone R-2 Block 1603 Lot 21**

Dear Chairman and Members of the Board,

This firm represents Kathleen Carter, the owner of the above referenced property ("Owner") who is seeking to put patio with a hot tub, an outdoor kitchen and fire pit in her rear yard.

The property is a pre-existing Non-Conforming Lot as defined in Ridgewood Code §190-3 and 190-127 that is 8,882 square feet in area when 10,000 square feet are required. The property is further encumbered by its triangular shape. The Owner does not own any adjacent properties, which are fully developed with existing homes. The house is a pre-existing Non-Conforming Structure as defined in Ridgewood Code §190-3 and 190-126 in that the front yard is 39.9 feet when 40 feet is required, and one side yard is 9.1 feet when 10 feet are required for each side.

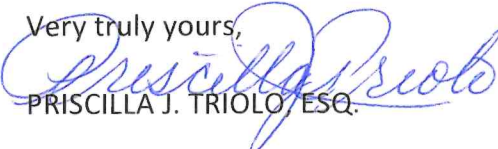
This Application does not seek to alter or change the structure. It is a variance from the requirement of Ridgewood Code §190-124 for a side yard to the patio when 10 feet are required and provide 7.1 feet; for rear yard for the hot tub of 9 feet when 10 feet are required; rear yard for the patio to provide 4.9 feet when 10 feet are required; and rear yard to the outdoor kitchen of 6.4 feet when 10 feet are required.

The pre-existing lot with a non-conforming structure creates a hardship for the homeowners to add the patio with the hot tub, fire pit and outdoor kitchen. The patio will make the rear property fully usable for personal use

Kathleen Carter spends a lot of time outdoors and wants to provide a gathering place in her yard for her family. The variances required are setbacks to adjacent property yards.

Thank you in advance for your attention to this matter.

Very truly yours,


PRISCILLA J. TRIOLO, ESQ.

CC: Kathleen Carter (via Electronic Mail)

ZONING COMPLIANCE TABLE - VILLAGE OF RIDGEWOOD
SINGLE-FAMILY OR TWO FAMILY DWELLING - NO SUBDIVISION

The following table is to be completed for applications seeking a zoning permit or variance for a single-family or two-family dwelling. Note that this table is NOT intended for use with subdivision applications, which require additional information. If the proposal is not regulated by any or all of the conditions in the table, then the Zoning Officer may waive the requirement to complete some or all of the table.

BLOCK 1603 **LOT** 21 **ZONE** R-2 **CORNER LOT?** Yes ☐ No ☒

| CONDITION - Note Reference | REQUIRED | EXISTING | PROPOSED | COMPLIANCE |
|--|----------|------------|-----------|------------|
| Min. lot area (square feet) ¹ | 10,500 | 8,882 | NO CHANGE | YES |
| Min. lot width at min. front yard setback (feet) ² | 75 | 81 | NO CHANGE | YES |
| Min. front yard setback, principal building (feet) ³ | 40 | 39.9 | NO CHANGE | NO |
| Min. each side yard setback, principal building (feet) ^{3, 4} | 10 | 9.1 / 13.8 | NO CHANGE | NO |
| Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5} | 35.7 | 22.9 | NO CHANGE | NO |
| Min. rear yard setback, principal building (feet) ³ | 30 | NA | NO CHANGE | YES |
| Max. building height, principal building (feet) ⁶ | 30 | < 30 | NO CHANGE | YES |
| Max. building height, principal building (stories) ⁷ | 2.5 | 2 | NO CHANGE | YES |

Coverage by Above-Grade Structures

| | | | | | |
|---|-----------|-------|-------|-----------|-----|
| Max. coverage ⁸ | (percent) | 20 | 16.9 | NO CHANGE | YES |
| | (sq. ft.) | 1,776 | 1,504 | NO CHANGE | YES |
| Max. coverage within [140] feet of front lot line ^{8, 9} | (percent) | 20 | 16.9 | NO CHANGE | YES |
| | (sq. ft.) | 1,776 | 1,504 | NO CHANGE | YES |

Coverage by All Improvements

| | | | | | |
|--|-----------|-------|-------|-------|-----|
| Max. coverage ¹⁰ | (percent) | 45 | 33 | 44.9 | YES |
| | (sq. ft.) | 3,997 | 2,935 | 3,990 | YES |
| Max. coverage within [140] feet of front lot line ^{9, 10} | (percent) | 45 | 33 | 44.9 | YES |
| | (sq. ft.) | 4,981 | 2,935 | 3,990 | YES |

Gross Building Area - Principal Buildings

| | | | | | |
|---|-----------|--|--|--|--|
| Max. gross building area ¹¹ | (percent) | | | | |
| | (sq. ft.) | | | | |
| Max. gross building area within [140] feet of front lot line ^{9, 11} | (percent) | | | | |
| | (sq. ft.) | | | | |

Gross Building Area - Accessory Buildings

| | | | | | |
|---|-----------|--|--|--|--|
| Max. gross building area ¹¹ | (percent) | | | | |
| | (sq. ft.) | | | | |
| Max. gross building area within [140] feet of front lot line ^{9, 11} | (percent) | | | | |
| | (sq. ft.) | | | | |

**VARIANCE APPLICATION
(NO SITE PLAN OR SUBDIVISION)**

CARTER
BLOCK 1603
LOT 21
535 N. MOOROE ST.

§ 190-66. General procedure for completeness review.

- A. In order to be determined complete for review by the Board, all of the required information must be submitted, provided that the applicant may request that one or more of the submission requirements be waived. A written request, explaining the basis for such request(s) must be submitted for such waiver requests in order to be considered. The Board or its authorized committee shall grant or deny the waiver request within 45 days of receipt of the written request.
- B. If more than one development application category is to be considered by the Board, the applicant shall be required to submit the information required for all of the individual applications.
- C. Nothing herein shall be construed as diminishing the applicant's obligation to prove in the application process that he is entitled to approval of the application.
- D. The Board may subsequently require correction of any information found to be in error and submission of additional information not specified in this chapter or any revisions in the accompanying documents, as are reasonably necessary to make an informed decision as to whether the requirements necessary for approval of the application have been met. The application shall not be deemed incomplete for lack of any such additional information or any revisions in the accompanying documents so required by the Board.

§ 190-75. Variance applications or appeals.

All applications or appeals for a "C" variance or "D" variance, when site plan or subdivision approval is not required, or when the variance application has been bifurcated from subsequent site plan or subdivision applications which may be required by this chapter, shall submit the information required by § 190-67 (SEE BELOW). The Board reviewing the application shall have the authority to request additional information not required by § 190-67 if, in its opinion, such additional information is necessary to make an informed decision on the application or appeal.

§ 190-67. General requirements.

I NA W C
[] [] [] []

- A. For purposes of completeness review only, three copies of the appropriate application form(s). Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12 copies (if submitting to the Zoning Board of Adjustment) of the appropriate application form(s), completed and signed. If any item is not applicable to the applicant, it shall be indicated on the application form(s) by the words "not applicable" or "none."

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

I N A W C

☐ ☐ ☐ ☒ B. Written description of the application, including a description of the proposed use and improvements.

☐ ☐ ☐ ☒ C. Statements as to any requirements from which a waiver or variance is sought, together with a statement of reasons why same should be granted.

☐ ☐ ☐ ☐ D. Receipt indicating that applicable fees and initial escrow deposits are paid.

☐ ☐ ☐ ☒ E. Certificate from the Tax Collector indicating that all taxes and assessments for the subject property are paid up to and including the most recent collection period. *Letter pending*

☐ ☒ ☐ ☐ F. Certificate from both the Board of Adjustment and the Planning Board indicating the nature and date of prior actions, if any, by the respective Boards affecting the subject property.

☐ ☐ ☐ ☒ G. Affidavit of ownership. If applicant is not the owner, applicant's interest in land must be indicated; e.g., tenant, contract/purchaser, lien holder, etc., and permission of property owner to file the application must be submitted.

☐ ☒ ☐ ☐ H. If the applicant is a corporation or partnership applying to the Board or the Council for permission to subdivide a parcel of land into six or more lots or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by § 190-64.

☐ ☐ ☐ ☒ I. For purposes of completeness review only, three copies of the required plot plan, site plan or subdivision plan, and one digital copy of the required plot plan, site plan or subdivision plan. Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12 copies (if submitting to the Zoning Board of Adjustment) of any required plot plan, site plan or subdivision plan, signed and sealed by the professional who prepared the plot plan, site plan or subdivision plan. Any plan submitted as part of an application to a Village agency shall be prepared by an individual pursuant to the regulations in N.J.A.C. 13:27, 13:40 and 13:41, as amended, provided that the owner of a single-family detached or two-family dwelling may sign the plans for an application if he has prepared them. All such plans shall contain the following information:

☐ ☐ ☐ ☒ (1) Title block containing the type of application; name and address of applicant and owner; name, address, signature, license number and seal of plan preparer; existing lot and block numbers; municipality and county, date prepared and date(s) of all plan amendments.

☐ ☐ ☐ ☒ (2) Signature block for signatures of Chairman and Secretary of the Board.

☐ ☐ ☐ ☒ (3) The name of all adjoining property owners as disclosed by current Village tax records. *Letter Pending*

☐ ☒ ☐ ☐ (4) A key map showing the location of the tract to be considered in relation to the surrounding area within at least 500 feet of the subject property.

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

I N A W C

[] [] [] [] []

(5) Scale of map, both written and graphic. The scale shall consist of no more than 50 feet to the inch.

[] [] [] [] []

(6) North arrow.

[] [] [] [] []

(7) Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating tract area, lot area(s), lot width(s), all yard setbacks, coverage by above-grade structures and coverage by improvements, building height, floor area ratio, density and number of parking spaces, both as to required, existing and proposed, for the subject property. If the application involves a conditional use, compliance with the applicable conditional use standards shall be indicated on the plan.

[] [] [] [] []

(8) Existing and proposed boundaries of the site(s) in question, with bearings and dimensions of the same. The number of each existing tax lot in accordance with the Tax Map shall be shown.

[] [] [] [] []

(9) Municipal boundary line(s), if any, crossing or adjacent to the subject property.

[] [] [] [] []

(10) Location and width of existing easements or rights-of-way on or abutting the subject property, including but not limited to streets, utility and drainage easements, sight easements and access easements.

[] [] [] [] []

(11) Location of existing and proposed buildings, with setbacks from property lines dimensioned on the plan.

[] [] [] [] []

(12) Location of existing and proposed paved areas, including parking and loading areas, driveways, sidewalks, etc., showing the design of such areas.

[] [] [] [] []

(13) Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops on the property, and also on adjacent properties if the same affect the proposed development.

[] [] [] [] []

(14) Location of any required dedication or reservation for streets or any area shown on the Official Map or Master Plan.

[] [] [] [] []

(15) Soil erosion and sedimentation control plan, if required pursuant to P.L. 1975, c. 251.

[] [] [] [] []

(16) Construction details and specifications sufficient to illustrate the nature of site improvements, including but not limited to the following, when appropriate: paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, tree protection devices, light fixtures and standards, signs, planting and staking details and barrier-free access design.

[] [] [] [] []

J. A statement of any and all approvals which are required from other governmental entities.

[] [] [] [] []

K. For minor subdivisions, preliminary major site plans and preliminary major subdivisions, one of the following:

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

I N A W C
[] [] [] []

- (1) A letter of interpretation from the New Jersey Department of Environmental Protection and Energy (NJDEPE) indicating the absence of freshwater wetlands, or indicating the presence and verifying the boundaries of freshwater wetlands, and classifying the same by resource value;

[] [] [] []

- (2) A letter of exemption from the NJDEPE certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated thereunder;

[] [] [] []

- (3) A copy of any application made to the NJDEPE for any permit concerning a proposed regulated activity in or around freshwater wetlands; or

[] [] [] []

- (4) Documentation demonstrating that no wetlands exist on the subject property and demonstrating that no wetlands exist on adjacent property that would affect or limit development on the property which is the subject of the development application.

[] [] [] []

- L. A copy of any protective covenants or deed restrictions, if any, affecting the property in question; provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist shall be submitted.

[] [] [] []

- M. If the development is classified as a major development as defined by § 190-83C, three copies of a stormwater management plan including the following and sufficient to demonstrate that the project meets the standards for major development in § 190-83D:

[] [] [] []

- (1) Topographic base map. The reviewing engineer may require upstream tributary drainage system information as necessary. The topographic base map should extend a minimum of 200 feet beyond the limits of the proposed development, at a scale of one inch equals 200 feet or greater, showing two-foot contour intervals. The map shall indicate, as appropriate, the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of Category One waters, wetlands and floodplains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and man-made features not otherwise shown.

[] [] [] []

- (2) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

[] [] [] []

- (3) Project description and site plan(s). A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

elevations. A written description of the site plan and justification of proposed changes in natural conditions may also be provided.

I NA W C
☐ ☒ ☐ ☐

- (4) Land use planning and source control plan. This plan shall provide a demonstration of how the goals and standards of § 190-83D(1) through (7) are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

☐ ☒ ☐ ☐

- (5) Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

☐ ☒ ☐ ☐

- (a) Total area to be paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.

☐ ☒ ☐ ☐

- (b) Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

☐ ☒ ☐ ☐

- (6) Calculations. Comprehensive hydrologic and hydraulic design calculations for the predevelopment and postdevelopment conditions for the design storms specified in § 190-83D(4), (5) and (6).

☐ ☒ ☐ ☒

- (7) When the proposed stormwater management control measures (e.g., infiltration basins) depend on the hydrologic properties of soils, then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure, or no less than one soil boring per 500 square feet of infiltration basin area to a depth 10 feet below the ambient groundwater elevation or 50 feet below surface elevation, whichever is less. Notwithstanding the foregoing, the Village Engineer may waive the requirement for borings if in his/her opinion the same are unnecessary to determine the hydrologic properties of the soil(s).

☐ ☒ ☐ ☐

- (8) Maintenance and repair plan. The plan shall be sufficient to demonstrate that the design and planning of the stormwater management facility shall meet the maintenance requirements of § 190-83D(8).

☐ ☐ ☐ ☒

- N. If the development is classified as a minor development as defined by § 190-83C and involves a new building, an addition to an existing building, pool or any site improvement resulting in an increase of at least 200 square feet of impervious surface, three copies of a stormwater management application and plan including the following and sufficient to demonstrate that the project meets the standards for minor development in § 190-83E:

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

| | | | | |
|-----|-----|-----|-----|--|
| I | NA | W | C | |
| [] | [] | [] | [] | (1) A current survey of the site indicating existing conditions. |
| [] | [] | [] | [] | (2) All existing and proposed impervious cover areas. |
| [] | [] | [] | [] | (3) All methods of capturing and directing stormwater runoff into seepage tanks. |
| [] | [] | [] | [] | (4) All inlet and pipe sizes. |
| [] | [] | [] | [] | (5) Manufacturer's drawings and installation details of all proposed products. |
| [] | [] | [] | [] | (6) Existing and proposed contours and/or spot elevations sufficient to allow calculation of soil movement and accurately depict drainage patterns. |
| [] | [] | [] | [] | (7) Limits of disturbance for all proposed work. |
| [] | [] | [] | [] | (8) All trees with a trunk diameter of at least six inches at breast height to be removed and to remain. |
| [] | [] | [] | [] | (9) Elevations at property corners and key points of proposed buildings, additions, paved areas, property corners, gutters, swales, top and bottom of walls and curbs, and at all significant grade changes. |
| [] | [] | [] | [] | (10) Existing and proposed basement, first floor and garage slab elevations, where applicable. All elevations shall be in the National Geodetic Vertical Datum of 1929. Benchmarks are available at the Village of Ridgewood, Engineering Division. |
| [] | [] | [] | [] | (11) All existing streams, brooks, or other natural or man-made drainage facilities, and including utilities when pertinent to any proposed use or construction. |
| [] | [] | [] | [] | (12) Proposed landscaping, showing the treatment of nonimpervious areas. |
| [] | [] | [] | [] | (13) A soil erosion/sediment control plan, including but not limited to silt fence and/or salt hay barrier(s). A fifty-foot long by ten-foot wide clean crushed stone access drive is required for all sites also obtaining a soil moving permit. Bergen County Soil Conservation District certification shall be required for any project that will disturb an area greater than 5,000 square feet. |
| [] | [] | [] | [] | (14) Information sufficient to demonstrate compliance with the requirements for seepage tank/retention system design in § 190-83E(2). |
| [] | [] | [] | [] | (15) Where applicable, the boundary of the one-hundred-year floodplain and flood hazard area and the base flood elevation, as determined by the latest accepted Federal Emergency Management Agency's Flood Insurance Rate Map (information available from the Engineering Division). |
| [] | [] | [] | [] | (16) Limits of wetlands and associated transition areas. |

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 1603, LOT 21, 535 N. Monroe Street (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.

Jane Wondygen 4/21/25
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 Wondygen 4/21/25
Signature of Zoning Board Secretary



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 535 N. Monroe Street, also known as Block 11003 Lot 21 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: 4/21/2025 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: 535 N. Monroe Street, also

known as BLOCK 1603 LOT 21

☒ 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, 4 / 21 / 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