

EXISTING COVERAGE CALCULATIONS - TOTAL	
BUILDING	1,096
FRONT STOOP	30
REAR DECK/RAMP	146
AC UNITS	6
DRIVEWAY	2,225
FRONT WALKWAY	129
REAR CONCRETE/PAVERS/PAVEMENT	397
TOTAL AREA OF ABOVE-GRADE STRUCTURES	1,278
TOTAL COVERAGE	4,029

EXISTING COVERAGE CALCULATIONS - WITHIN 140 FT	
BUILDING	1,096
FRONT STOOP	30
REAR DECK/RAMP	146
AC UNITS	6
DRIVEWAY	1,973
FRONT WALKWAY	129
REAR CONCRETE/PAVERS/PAVEMENT	397
TOTAL AREA OF ABOVE-GRADE STRUCTURES	1,278
TOTAL COVERAGE	3,777

PROPOSED COVERAGE CALCULATIONS - TOTAL	
BUILDING	1,096
FRONT STOOP	30
REAR DECK/RAMP	146
AC UNITS	6
NEW FRONT PORCH ROOF	49
NEW REAR PORCH ROOF	18
DRIVEWAY	2,225
FRONT WALKWAY	129
REAR CONCRETE/PAVERS/PAVEMENT	397
TOTAL AREA OF ABOVE-GRADE STRUCTURES	1,345
TOTAL COVERAGE	4,096

PROPOSED COVERAGE CALCULATIONS - WITHIN 140 FT	
BUILDING	1,096
FRONT STOOP	30
REAR DECK/RAMP	146
AC UNITS	6
NEW FRONT PORCH ROOF	49
NEW REAR PORCH ROOF	18
DRIVEWAY	1,973
FRONT WALKWAY	129
REAR CONCRETE/PAVERS/PAVEMENT	397
TOTAL AREA OF ABOVE-GRADE STRUCTURES	1,345
TOTAL COVERAGE	3,844

2 ONE-FAMILY ZONE	REQUIRED	EXISTING	PROPOSED	NOTES
BUILDING HEIGHT (FEET)	30	+/- 26	NO CHANGE	
MINIMUM FRONT YARD (FEET)	40*	37.9****	30.9****	EXIST. NON-CONFORMING - PROP. VARIANCE
MINIMUM SIDE YARD (FEET)	10	10.5	NO CHANGE	
MINIMUM BOTH SIDE YARDS (% OF LOT WIDTH AT FRONT YARD SETBACK)	33	60.0%	NO CHANGE	
MINIMUM REAR YARD (FEET)	30	69.0	67.6	
MINIMUM LOT AREA (SQUARE FEET)	10,500	11,218	NO CHANGE	
MINIMUM LOT WIDTH AT FRONT SETBACK (FT)	75	75	NO CHANGE	
MINIMUM LOT WIDTH WITHIN 140 FT OF FRONT LOT LINE (FT)	60	75	NO CHANGE	
MINIMUM AVERAGE LOT WIDTH (FT)	75	75	NO CHANGE	
MINIMUM LOT DEPTH (FEET)	120	145.23	NO CHANGE	
MAXIMUM TOTAL COVERAGE BY ABOVE-GRADE STRUCTURES (%)	20%	11.39%	11.99%	
MAXIMUM TOTAL COVERAGE BY ABOVE-GRADE STRUCTURES WITHIN 140 FT OF FRONT LOT LINE (%)	20%	12.17%	12.81%	
MAXIMUM GROSS BUILDING AREA - TWO-FAMILY DWELLINGS (FOR LOT AREA 10,500 TO 13,999)**	3,926	1,687	1,963	
MAXIMUM GROSS BUILDING AREA WITHIN 140 FT OF FRONT LOT LINE - TWO-FAMILY DWELLINGS (FOR LOT AREA 10,500 TO 13,999)**	3,926	1,687	1,963	
MINIMUM BUILDABLE AREA (FT x FT)	50 x 50	50.25x75.87	NO CHANGE	
MINIMUM USABLE AREA (FT x FT)	60 x 120	60.25x145.49	NO CHANGE	
MAXIMUM COVERAGE (%)***	5,048	4,029	4,096	
MAXIMUM COVERAGE WITHIN 140 FT OF THE FRONT LOT LINE (%)***	4,725	3,777	3,844	

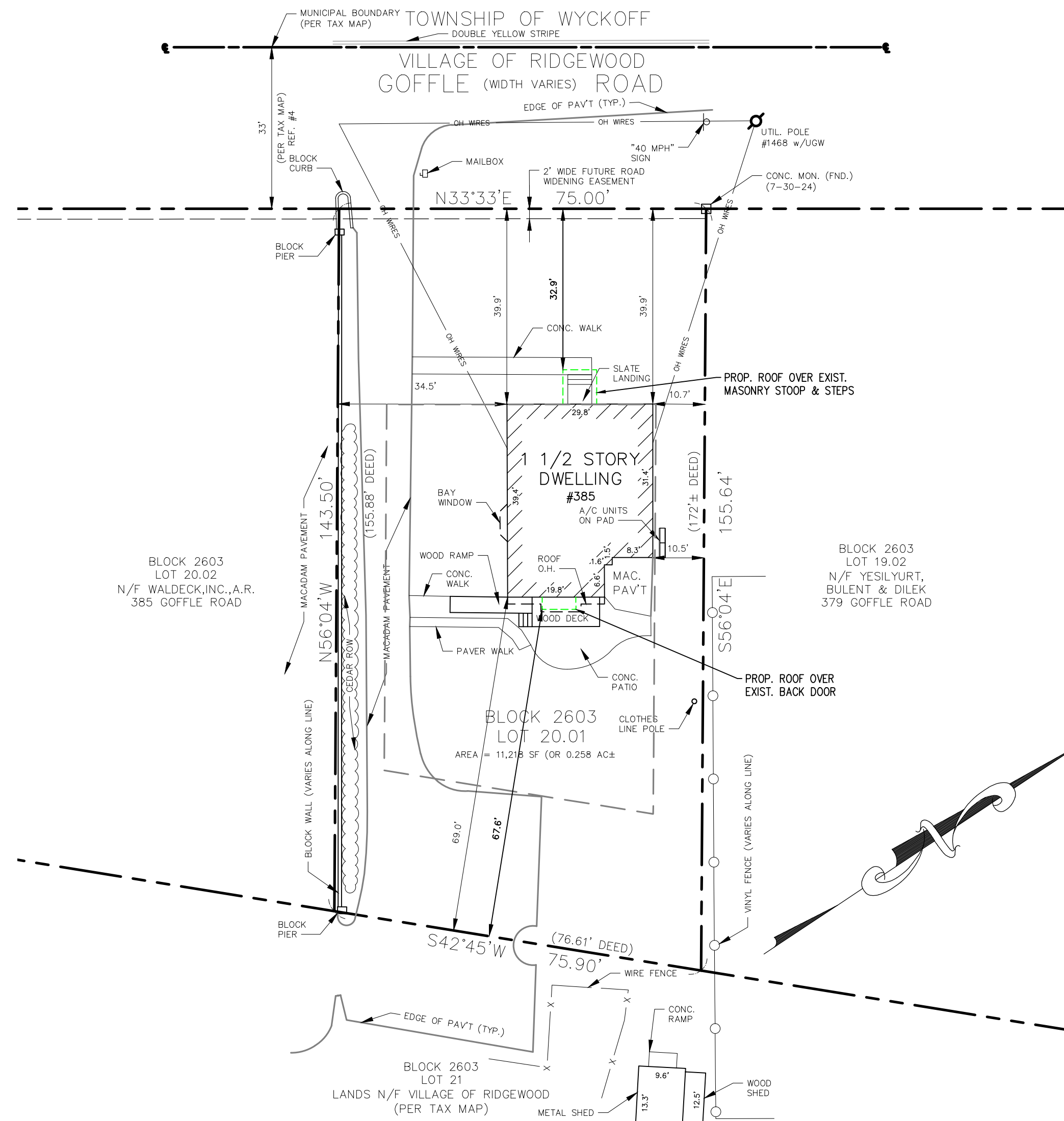
* OR MEAN PREVAILING SETBACK AS ESTABLISHED BY § 190-119A(1)(d)

** LESSER OF 35% OF LOT AREA OR 4,060

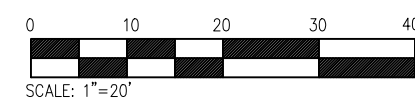
*** FOR TOTAL LOT AREA 0 TO 13,999 SF, 45% BUT NOT ABOVE 5,600 SF

**** MEASURED FROM ROW EASEMENT

<u>L A G E of RIDGEWOOD</u>	<u>TOWNSHIP OF WYCKOFF</u>
Public Service Electric & Gas Co. Manager - Corporate Properties 80 Park Plaza, 16B Newark, New Jersey 07102	BLOCK 498, LOT 106 PERRONE, CARMINE F (V) & BONNIE J 503 GOFFLE ROAD WYCKOFF, NJ 07481 PROPERTY ADDRESS: 503 GOFFLE ROAD
Verizon NJ Inc Verizon Engineering 9 Gates Avenue (fir 2) Montclair, NJ 07042	BLOCK 498, LOT 107 SUESCUN, SEMKA D & MAURICIO A 501 GOFFLE ROAD WYCKOFF, NJ 07481 PROPERTY ADDRESS: 501 GOFFLE ROAD
Ridgewood Water Department Director's Office 131 N. Maple Avenue Ridgewood, N.J. 07451	BLOCK 498, LOT 108 MENDRYS, JULIAN LEE 499 GOFFLE ROAD WYCKOFF, NJ 07481 PROPERTY ADDRESS: 499 GOFFLE ROAD
Engineering Division Collection System Operations 131 N. Maple Avenue Ridgewood, N.J. 07451	BLOCK 498, LOT 109 WYCKOFF, TOWNSHIP OF MEMORIAL TOWN HALL WYCKOFF, NJ 07481 PROPERTY ADDRESS: GOFFLE ROAD
Cablevision 40 Potash Road Oakland, N.J. 07436	BLOCK 498, LOT 110.01 AZIZ, RAFAAT & EMAN 497 GOFFLE ROAD WYCKOFF, NJ 07481 PROPERTY ADDRESS: 497 GOFFLE ROAD
Bergen County Planning Board One Bergen County Plaza Hackensack, N.J. 07601-7000	BLOCK 498, LOT 112.01 SANTO, PETER & VALERIE 491 GOFFLE ROAD WYCKOFF, NJ 07481 PROPERTY ADDRESS: 491 GOFFLE ROAD
State of NJ DOT Market Street & McCarter Highway Newark, NJ 07101	BLOCK 498, LOT 155 SHIR, VLADIMIR & ZOYA 7 GIEGEL CT WYCKOFF, NJ 07481 PROPERTY ADDRESS: 7 GIEGEL CT
Block-Lot: 2603-19.01 STANKEWICZ, MENDI 375 GOFFLE RD RIDGEWOOD, NJ 07450	BLOCK 498, LOT 161 6 GIEGEL ROAD LLC 6 GIEGEL CT WYCKOFF, NJ 07481 PROPERTY ADDRESS: 6 GIEGEL CT
Block-Lot: 2603-20.02 WALDECK, INC., A.R. 385 GOFFLE ROAD RIDGEWOOD, N.J. 07450	BLOCK 498, LOT 162 SARZAMERSON RYAN KIM P & GRACE 493 GOFFLE ROAD WYCKOFF, NJ 07481 PROPERTY ADDRESS: 493 GOFFLE ROAD
Block-Lot: 2704-11 VILLAGE OF RIDGEWOOD 131 N. MAPLE AVENUE RIDGEWOOD, NJ 07450	NORTHWEST BERGEN COUNTY UTILITIES AUTHORITY * Attention: Superintendent 30 Wyckoff Avenue Waldwick, NJ 07463
Block-Lot: 2516-1 NY SUSQUEHANNA WESTERN R.R. CO 3 RAILROAD AVE ROCHELLE PARK, NJ 07862	RIDGEWOOD WATER DEPARTMENT *Attention: Director 131 North Maple Avenue Ridgewood, NJ 07450
Block-Lot: 2703-1 WALDECK, INC., A 385 GOFFLE RD RIDGEWOOD, N.J. 07450	CABLEVISION OF OAKLAND * Attention: Vice President Public Affairs 40 Potash Road Oakland, NJ 07436
Block-Lot: 2603-21 VILLAGE OF RIDGEWOOD 131 NO. MAPLE AVE. RIDGEWOOD, NJ 07450	ORANGE & ROCKLAND UTILITIES *C/O Real Estate - Attn: Mark Grumm 390 W. Route 59 Spring Valley, NY 10977
Block-Lot: 2604-4 VILLAGE OF RIDGEWOOD 131 N MAPLEAVE RIDGEWOOD, NJ 07450	PUBLIC SERVICE ELECTRIC & GAS * Manager - Corporate Properties 80 Park Plaza, 16B Newark, NJ 07102
Block-Lot: 2603-19.02 YESILYURT, BULENT & DILEK 379 GOFFLE ROAD RIDGEWOOD, NJ 07450	BERGEN COUNTY PLANNING BOARD 1 Bergen County Plaza - 4th Floor Hackensack, NJ 07601-7076



SCALE: 1" = 20'



SHEET NO.	DESCRIPTION
C.101	SITE PLAN
A.101	HOUSE ELEVATIONS
A.102	FLOOR PLANS

SITE PLAN

PROPOSED SECOND FLOOR ADDITION
& TWO-FAMILY HOME RENOVATION
385 GOFFLE ROAD
VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY

DATE: 9/16/24	DRAWING SCALE: 1" = 20'	C.101
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OWNER:
385 REALTY, LLC
520 WYCKOFF AVE
RAMSEY, NJ 07446

APPLICANTS:
KEN & TOM WALDECK
520 WYCKOFF AVE.
RAMSEY, NJ 07446
(201) 306-9782
(201) 669-0646

PLAN PREPARER:
ERIK E. BOE, PE, RA
12 VALLEY STREET
HAWTHORNE, NJ 07506
(201) 805-1229

VILLAGE OF RIDGEWOOD ZONING BOARD OF APPEALS

CHAIRMAN

SECRETARY