


TO: Gregory K. Asadurian, Esq.
Village of Ridgewood Zoning Board of Adjustment

FROM: John Barree, AICP, PP, LEED Green Associate 

CC: Christopher Rutishauser, PE, CPWM, Director of Public Works / Village Engineer
Bruce Whitaker, Esq, Board Attorney
Jane Wondergem, Board Secretary

RE: Les Dann, LLC
246-264 South Broad Street
Block 2003, Lot 8
Preliminary and Final Site Plan 2nd Completeness Review

DATE: November 7, 2022

This memo constitutes the first completeness review for the above referenced application. The following materials were submitted by the applicant and provided to this office for review:

- Village of Ridgewood Development Application with attached Resolutions dated September 8, 2022.
- Site Plan prepared by Bertin Engineering, dated June 13, 2022 consisting of **11 sheets, revised through** .
- Survey prepared by Bertin Engineering, dated March 16, 2022 consisting of 1 sheet.
- Architectural plans prepared by Coppa Montalbano Architects, dated August 24, 2022 consisting of 4 sheets.
- **Signage elevation and notes prepared by Coppa Montalbano Architects, dated October 14, 2022 consisting of 1 sheet.**
- Stormwater Drainage Analysis prepared by Bertin Engineering dated June 13, 2022.
- Stormwater Operation and Maintenance Manual prepared by Bertin Engineering, dated June 13, 2022.
- **Targeted Site Investigation Summary, prepared by Eikon Planning and Design, LLC, dated September 9, 2021.**
- Photographs of the subject property and the applicant's facility in Wayne.
- Tax Collector's Certification
- Certified Property Owners List

The applicant is seeking use variance approval along with preliminary and final site plan approval and bulk variances. The applicant proposes the consolidation of three existing lots developed with a contractor yard, autobody shop, and single-family residence into one property to be developed with a new autobody shop.

The revised submission materials address the deficient checklist items identified in the October 11, 2022, completeness review letter. The application is technically complete and can be scheduled for a hearing before the Zoning Board of Adjustment.