

PUBLIC HEARING NOTICE
VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT

Dear Property Owner:

PLEASE TAKE NOTICE that on January 10, 2023 at 7:30 p.m., the Village of Ridgewood Zoning Board of Adjustment (“the Board”) will hold a Public Hearing at the Village Hall Court Room, 131 North Maple Avenue, Ridgewood, New Jersey 07450 on the application filed by Les Dann, LLC (the “Applicant”) seeking Preliminary and Final Major Site Plan Approval, Expansion of a Nonconforming Use Variance approval, and Use Variance Approval (and any other relief that may be required) for the construction of an autobody shop, which will serve as the principal use at the Applicant’s property located at 246-264 South Broad Street, Village of Ridgewood, New Jersey and known as Block 3905, Lots 12, 13 and 14 (the “Property”).

The Property that is the subject of this application is situated in the R-3 Two-Family Residence District, adjacent to the Affordable Housing AH-1 District. The current uses at the Property are an autobody shop, a contractor’s office yard, and a residential dwelling. Applicant seeks to raze the residential dwelling and use the entire Property for its existing autobody shop.

The Property is comprised of three (3) adjoining lots under common ownership by the Applicant. These three lots have three separate uses, two of which are pre-existing nonconforming uses which can continue. Block 3905, Lots 12 and 14 consist of the autobody shop with outside storage and a contractor’s office yard, which are pre-existing nonconforming uses. Block 3905, Lot 13- which is located between the two other lots- is currently used as a single-family residence. The Conrail Erie Lackawanna Railroad is located to the westerly side of the Property. The Metropolitan A.M.E. Zion Church is located to the south-eastern side of the Property, on the corner of Highwood Avenue and South Street. Lastly, there are multi-family housing units located to the eastern side of the Property.

Applicant proposes to consolidate the Property and use all three lots for a state-of-the-art, pristine autobody shop with related office space. The operations and storage of material will be wholly contained within the proposed building.

The Applicant further seeks: variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to maximum building height as 30 feet is permitted and a building height of 32.8 feet is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to a minimum front yard setback as 40 feet is required and 28.8 feet is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to the minimum rear yard setback as 30 feet is required and 11 feet is proposed; variance relief pursuant to N.J.S.A. §

40:55D-70(c) with respect to the maximum structure coverage as 25% is required and 32.54% is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to the maximum gross building area (25,000 square feet and over) for a principal building as 20% is required and 43.78% is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to the total maximum improvement coverage (25,000 square feet and over) as 35% is required and 78.65% is proposed; and variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to the maximum improvement coverage (25,000 square feet and over) within 140 square feet of the front lot line as 35% is required and 72.11% is proposed.

The Applicant seeks variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to off-street parking as 130 spaces is required, and 101 spaces (98 spaces plus 3 EVSE Credit) is proposed.

With respect to Block 3905, Lot 13, the Applicant seeks use variance relief pursuant to N.J.S.A. § 40:55D-70(d)(1) as it is currently used to situate a single-family residence and the Applicant is seeking to build a autobody shop on same. With respect to Block 3905, Lots 12 and 14, the Applicant seeks expansion of a nonconforming use variance relief pursuant to N.J.S.A. § 40:55D-70(d)(2), to expand the Applicant's current autobody shop, known as Mountain View Auto Body, which is already situated on the Property.

Additionally, Applicant proposes a well-manicured and well-kept landscape buffers separating its operation from the multi-family residential neighborhood and along the roadway.

The Applicant further reserves the right to seek any and all additional variances, variations, waivers and interpretations as the Board and/or its professionals may determine to be required.

When this matter is called, you may participate at said hearing or through an attorney and present any comments or objections which you may have to the granting of the relief sought in the application.

The application is on file in the office at the Village of Ridgewood Municipal Building, Secretary to the Zoning Board of Adjustment and Planning Board, Jane Wondergem, located at 131 North Maple Avenue, Ridgewood, New Jersey 07450 via email at jwondergem@ridgewoodnj.net or via telephone at (201) 670-5500 ext. 2240, who will arrange for physical copies of same to be provided to any interested person. Copies of the Applicant's application will be available for inspection on any business day between 9:00 a.m. and 4:30 p.m. Monday through Friday. Interested parties may submit exhibit materials via email to Jane Wondergem at jwondergem@ridgewoodnj.net, no later than twenty-four (24) hours from the hearing date and time.

This notice is sent to you as an owner of property within 200 feet. When this case is called, you may appear either in person or by an attorney and present any comments or objections which you may have to the granting of the relief sought in the application in accordance with the rules of the Village of Ridgewood Zoning Board of Adjustment.

DeCotiis, FitzPatrick, Cole & Giblin, LLP
Attorneys for Applicant

By: *Gregory K. Asadurian*
Gregory K. Asadurian, ESQ.

Dated: December 21, 2022