

**APPLICATION FORM  
VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT**

(THIS BOX FOR OFFICIAL USE ONLY)

RECEIVED SEP 09 2022

DATE RECEIVED: \_\_\_\_\_ BLOCK(S): 3905 LOT(S): 12,13,14

ADDRESS OF SUBJECT PROPERTY: 246-264 SOUTH BROAD STREET

APPLICANT NAME: Les Dann, LLC APPLICATION NO.: ZBA 22-41

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	1,000	
<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	2,000	
<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)		
<b>TOTAL</b>		

*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 Les Dann LLC
- B. Applicant's Mailing Address 76 Mountainview Boulevard, Wayne, NJ 07470
- C. Applicant Telephone No. (973) 805-6264 If unlisted, check here
- D. Applicant Email mdaniel@mtviewautobody.com
- E. Applicant's Attorney Name Gregory Asadurian, Esq.
- F. Applicant's Attorney Address 61 South Paramus Road, Suite 250, Paramus, NJ 07652
- G. Attorney Telephone No. (201) 327-2112 Attorney Email gasadurian@decotiislaw.com
- H. Property Owner's Name Les Dann LLC
- I. Property Owner's Mailing Address 76 Mountainview Boulevard, Wayne, NJ 07470
- 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 246-264 South Broad Street, Village of Ridgewood, NJ
- B. Tax Map Block Number(s) 3905 Lot Number(s) 12, 13, and 14
- C. Zone District(s) R-3 Two Family Residence District (Adjacent to AH-1)
- 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.

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): Auto body shop and one family dwelling

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

Auto Body shop and one family dwelling

### PART III. PROPOSED DEVELOPMENT INFORMATION

A. Proposed Use (check all that apply).

Single Family Residence.

Two Family Residence

Other Use (Explain): Commercial (V)

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 replace the existing house and expand the existing Auto Body shop to cover all three lots.

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 checked="" type="checkbox"/> Other (describe below) |

To be determined.

**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):

Section 190-106(E)(1) wherein the required building height is 30 feet and 33 feet is proposed;  
 Section 190-106(E)(2) wherein the required front yard set back is 40 feet and 38.8 feet is proposed;  
 Section 190-106(E)(5) wherein the required rear yard set back is 30 feet and 11 feet is proposed;  
 Section 190-106(E)(10) wherein the maximum total structure coverage is 35% of the land area of the lot and 32.54% is proposed;  
 Section 190-106(E)(12) and Section 190-119(J) wherein the maximum gross building area for 25,000 square feet and over is 20% and the proposed is 43.78%;  
 Section 190-106(E)(16) and Section 190-119(H)(1) and (2) the maximum coverage by improvements for 25,000 square feet and over is 35% total and 78.65% total is proposed; Section 190-156(E)(16) and Section 190-119(I)(1) and (2) the maximum coverage by improvements for 25,000 square feet and over is 35% within 140 feet of the front lot line and 72.11% within 140 feet of the front lot line is proposed;  
 and Section 190-121 which requires 1 space per 250 square feet gross floor area and 130 spaces are required and 98 spaces are proposed d(1) and d(2) variances are also triggered.

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.

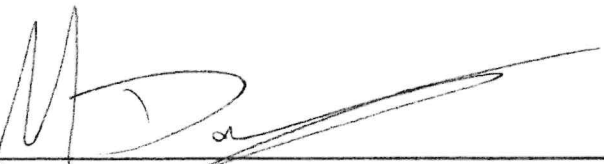
The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

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

9/8/2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner

9/8/2022  
\_\_\_\_\_  
Date

BLOCK 3905, Lot 12

Application of KARL MONTICK for variance to erect  
a 6' high fence, 246 S. Broad St. -

WITHDRAWN 5/20/63 due to improper service of  
notice of hearing.

GRANTED at hearing of June 17, 1963

BLOCK 3905, Lot 14            Case #74-8-1

KARL MONTICK construction of an auto body shop.

9/11/74 Taken under advisement  
9/25/74 DENIED

Denied 9/25/74

IN THE MATTER OF THE APPLICATION

OF

KARL MONTICK

R E S O L U T I O N

WHEREAS, KARL MONTICK has appealed to this Board of Adjustment for a variance from the provisions of Sections 1803(c); 405(b)(4); 406(a) and 602(a) of Ordinance No. 1316 with respect to premises shown as Lot 14 in Block 3905 on the Ridgewood tax map and commonly known as 264 South Broad Street, Ridgewood, New Jersey, by an appeal filed August 26, 1974; and

WHEREAS, said appeal was taken from a decision of the Zoning Officer of the Village of Ridgewood, determining that a proposed new building to be constructed upon the lot will fail to comply with the applicable provisions of the zoning ordinance in the following respects:

- (i) The proposed building would provide a sideyard of one foot rather than the required 12' sideyard per Section #1803(c);
- (ii) An accessory building would be located closer than 10' to the principal building in violation of Section #405(b)(iv);
- (iii) There would be more than one principal building on the same lot in violation of Section #406(a);
- (iv) A presently non-conforming use would be enlarged or otherwise extended in violation of Section #602(a);

WHEREAS, said appeal was duly heard by this Board of Adjustment on September 11, 1974, at which time the applicant appeared by counsel Joseph T. Panucci, Esq., and testimony was taken and exhibits were received in connection with the application;

NOW, THEREFORE, BE IT RESOLVED, that this Board of Adjustment does hereby make the following Findings of Fact:

1. All persons required to be served with notice of the hearing were duly served and proof thereof has been filed with the Board.
2. Lot 14 in Block 3905 is located in the B-2 zone.
3. The record owners of the premises is Karl Montick by virtue of a certain deed dated October 31, 1968, and recorded in the office of the Clerk of Bergen County in Deed Book 5243 at page 28.
4. The premises in question consist of a tract of land having a frontage of approximately 69.02' on the south side of Broad Street a depth therefrom of approximately 286' on the south side and approximately 297.62' on the north side.
5. There is presently located on the property under appeal at the southwest corner thereof an existing one-story block building of approximately 1870 square feet presently occupied by a taxi business.
6. Somewhat to the east and north thereof approximately 8' removed from the northerly line there is located another presently existing block garage approximately 634 square feet, which is used as a paint shop.

7. Further to the east of said paint shop there is located a one-story frame garage presently occupied by an autobody shop (Ridgewood Auto Body Shop), proposed to be expanded and made a part of the proposed new building and to provide hereafter a further expanded area of 1,220 square feet.
8. Further to the east at the northeasterly corner of the premises approximately 25.56' removed from the side line of the said lot there is presently erected an existing two and one half story residential dwelling.
9. Applicant proposes to erect a new building to be located between the existing one-story frame garage presently housing the Ridgewood Auto Body Shop and the one-story block garage presently housing the paint shop, a new building to provide approximately 2,360 square feet.
10. The proposed new building is to make possible an expansion of the business of the existing tenant - Ridgewood Auto Body, to provide for the repair of automobile bodies by the straightening of the auto frames indicated by the applicant as being a specialized occupation for which the present building is inadequate.
11. There was evidence at the hearing that the subject premises have for some years been located in a zone which prohibits the operation of an auto body shop.
12. Additionally, there was evidence which intended to show that the removal of the existing residential dwelling and certain

improvements in the appearance of the existing buildings on the premises would enhance the appearance of the entire premises.

13. There was evidence that the proposed modification of the existing buildings would be economically infeasible in the judgment of the applicant absent the grant of the necessary variance to permit construction of the proposed new building.
14. There was evidence offered at the hearing which tended to establish that there were already in existence in the area several new car dealerships, which are permitted uses under Section #1801(a).

BE IT FURTHER RESOLVED, that this Board of Adjustment does hereby make the following Determinations:

- (a) The foregoing facts are made a part hereof as if set forth in full.
- (b) The requested variances from the provisions of Sections 1803(c), 405(b)(4), 406(a) and 602(a) of Ordinance No. 1316 may not be granted without substantial impairment of the intent and purpose of the zone plan and zoning ordinance and without substantial detriment to the public good.
- (c) Denial of the requested variance would not result in exceptional and undue hardship upon the owner of Lot 14 in Block 3905 and would not impair the use of the premises for the purpose for which the same are now used, non-conforming auto body repair shop, a taxi service and paint shop and mixed residential use.
- (d) The requested variances to permit the erection of a new building to accommodate an enlarged non-conforming auto body

and auto frame repair business as shown on the plot plan accompanying the application providing less than the required side yard; and less than 10' separation from the principal building and more than one principal building on the lot, all in accordance with the plot plan submitted, (which plot plan is made a part hereof by reference) in violation of Sections 1803(c), 405(b)(4) and 406(a) of Ordinance No. 1316 are hereby DENIED.

(e) The applicant did not submit sufficient evidence to show the existence of such special reasons as would in the judgment of this Board justify the favorable recommendation to the governing body of a variance for the expansion of the presently existing non-conforming use and therefore applicant's application for such recommendation of a use variance is DENIED.

September 25, 1974

I HEREBY CERTIFY THAT THIS IS A TRUE  
COPY OF A RESOLUTION PASSED BY THE  
BOARD OF ADJUSTMENT ON 9-25-74  
*Anthony* SECRETARY

*Wm. J. O'Connell*

as follows, and moved its adoption by the Board:

WHEREAS, KARL MONTICK has appealed to this Board of Adjustment for a variance from the provisions of Section 1803(c); 405(b)(4); 406(a) and 602(a) of Ordinance No. 1316 with respect to premises shown as Lot 14 in Block 3905 on the Ridgewood tax map and commonly known as 264 South Broad Street, Ridgewood, New Jersey, by an appeal filed August 26, 1974; and

BA 9-25-74

WHEREAS, said appeal was taken from a decision of the Zoning Officer of the Village of Ridgewood, determining that a proposed new building to be constructed upon the lot will fail to comply with the applicable provisions of the zoning ordinance in the following respects:

- (i) The proposed building would provide a side yard of one foot rather than the required 12 foot side yard per Section 1803(c);
- (ii) An accessory building would be located closer than 10 feet to the principal building in violation of Section 405(b)(iv);
- (iii) There would be more than one principal building on the same lot in violation of Section 406(a);
- (iv) A presently non-conforming use would be enlarged or otherwise extended in violation of Section 602(a);

WHEREAS, said appeal was duly heard by this Board of Adjustment on September 11, 1974, at which time the applicant appeared by counsel, Joseph T. Panucci, Esq., and testimony was taken and exhibits were received in connection with the application;

NOW, THEREFORE, BE IT RESOLVED, that this Board of Adjustment does hereby make the following Findings of Fact:

1. All persons required to be served with notice of the hearing were duly served and proof thereof has been filed with the Board.
2. Lot 14 in Block 3905 is located in the B-2 Zone.
3. The record owners of the premises is Karl Montick by virtue of a certain deed dated October 31, 1968, and recorded in the office of the Clerk of Bergen County in Deed Book 5243 at page 28.

4. The premises in question consist of a tract of land having a frontage of approximately 69.02 feet on the south side of Broad Street, a depth therefrom of approximately 286 feet on the south side and approximately 297.62 feet on the north side.
5. There is presently located on the property under appeal at the southwest corner thereof an existing one-story block building of approximately 1870 square feet presently occupied by a taxi business.
6. Somewhat to the east and north thereof approximately 8 feet removed from the northerly line there is located another presently existing block garage approximately 634 square feet, which is used as a paint shop.
7. Further to the east of said paint shop there is located a one-story frame garage presently occupied by an auto-body shop (Ridgewood Auto Body Shop), proposed to be expanded and made a part of the proposed new building and to provide hereafter a further expanded area of 1,220 square feet.
8. Further to the east at the northeasterly corner of the premises approximately 25.56 feet removed from the side line of the said lot there is presently erected an existing two and one half story residential dwelling.
9. Applicant proposes to erect a new building to be located between the existing one-story frame garage presently housing the Ridgewood Auto Body Shop and the one-story block garage presently housing the paint shop, a new building to provide approximately 2,360 square feet.
10. The proposed new building is to make possible an expansion of the business of the existing tenant, Ridgewood Auto Body, to provide for the repair of automobile bodies by the straightening of the auto frames indicated by the applicant as being a specialized occupation for which the present building is inadequate.
11. There was evidence at the hearing that the subject premises have for some years been located in a zone which prohibits the operation of an auto body shop.
12. Additionally, there was evidence which intended to show that the removal of the existing residential dwelling and certain improvements in the appearance of the existing buildings on the premises would enhance the appearance of the entire premises.
13. There was evidence that the proposed modification of the existing buildings would be economically infeasible in the judgment of the applicant absent the grant of the necessary variance to permit construction of the proposed new building.
14. There was evidence offered at the hearing which tended to establish that there were already in existence in the area several new car dealerships, which are permitted uses under Section 1801(a).

BE IT FURTHER RESOLVED, that this Board of Adjustment does hereby make the following Determinations:

- (a) The foregoing facts are made a part hereof as if set forth in full.
- (b) The requested variances from the provisions of Sections 1803(c), 405(b)(4), 406(a) and 602(a) of Ordinance No. 1316 may not be granted without substantial impairment of the intent and purpose of the zone plan and zoning ordinance and without substantial detriment to the public good.
- (c) Denial of the requested variance would not result in exceptional and undue hardship upon the owner of Lot 14 in Block 3905 and would not impair the use of the premises for the purpose for which the same are now used, non-conforming auto body repair shop, a taxi service and paint shop and mixed residential use.
- (d) The requested variances to permit the erection of a new building to accommodate an enlarged non-conforming auto body and auto frame repair business as shown on

the plot plan accompanying the application providing less than the required side yard; and less than 10 feet separation from the principal building and more than one principal building on the lot, all in accordance with the plot plan submitted (which plot plan is made a part hereof by reference) in violation of Sections 1803(c), 405(b)(4) and 406(a) of Ordinance No. 1316 are hereby DENIED.

- (e) The applicant did not submit sufficient evidence to show the existence of such special reasons as would in the judgment of this Board justify the favorable recommendation to the governing body of a variance for the expansion of the presently existing non-conforming use and therefore applicant's application for such recommendation of a use variance is DENIED.

The motion was seconded by Mr. Jacobson and carried on a voice vote, Mrs. Nichols and Messrs. Kirwan, Jacobson, Clancy, and Smethurst all voting "Aye."



# VILLAGE OF RIDGEWOOD

131 N. Maple Ave.  
Ridgewood, NJ 07450-3287

-----  
201-670-5500 Ext 5511  
201-670-5532 Fax  
jarnott@ridgewoodnj.net

Jessica Arnott  
Tax Collector

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## CERTIFICATION OF TAXES & ASSESSMENTS

Date: 7-14-22

Block: 3905 Lot: 14

Owner: Les Dann LLC.

Property Location: 264 S. Broad St.

Please be advised that of this date there:  
(Check one)

ARE

ARE NOT

*ll.*

Delinquent property taxes or delinquent assessments for improvements due on the above referenced property.

Village of Ridgewood  
Tax Collector's Office  
(201)670-5500 EXT. 5511



# 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 246-264 S. Broad St., also known as Block 3905 Lot 12, 13, 14 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: 9/14 /2022 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 240  
 FAX: (201) 670-7305

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 246-264 S. B road St, also  
 known as BLOCK 3905 LOT 12,13,14

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 and the proposed improvements need variance relief.

The property is located in a residential historic district described in the Historic Plan Element of the Master Plan and the proposed improvements need variance relief.

IF THE PROPERTY REFERENCED ABOVE REQUIRES REVIEW BY THE HPC, the property owner or applicant shall provide the HPC Secretary with **10 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, 9/14/2022  
 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: 240 or via email at: [jwondergem@ridgewoodnj.net](mailto:jwondergem@ridgewoodnj.net)