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September 9, 2022

Via Courier

Village of Ridgewood
Attn: Zoning Board of Adjustment Secretary
131 N. Maple Avenue
Ridgewood, NJ 07450

**Re: Les Dann, LLC
246-264 South Broad Street
Ridgewood, NJ 07450
Block 3905, Lots 12, 13 and 14**

Dear Sir/Madam:

This firm represents the applicant Les Dann, LLC (the “Applicant”) in this matter. This application seeks preliminary and final site plan approval to expand the existing autobody shop over 246-264 South Broad Street, Block 3905, Lots 12, 13 and 14 (collectively the “Property”).

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. The two pre-existing nonconforming uses consist of the autobody shop with outside storage and a contractor’s office yard. The third lot- which is situated between the two other lots- is currently used as a single-family residence. The Conrail Erie Lackawanna Railroad is located on the westerly side of the Property. The Metropolitan A.M.E. Zion Church is located on the south-eastern side of the Property, on the corner of Highwood Avenue and South Street. Lastly, there are multi-family housing units located on the eastern side of the Property.

Applicant proposes to 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. Annexed hereto are photographs of the Applicant’s existing autobody shop located within the Township of Wayne. The proposed project will emulate the features, cleanliness, and operation model of the Wayne autobody shop.

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 individuals with at least a 10% or greater interest in the Applicant are:

Leslie Daniel
21 Mountain Ridge Dr.
Wayne, NJ 07470

Dorothy Daniel
21 Mountain Ridge Dr.
Wayne, NJ 07470

Michael Daniel
31 Osceola Road
Wayne, NJ 07470

At this time, I am enclosing for filing three (3) copies of the following:

1. Village of Ridgewood Board of Adjustment Application Form;
2. Photograph of the Property;
3. Photograph of the existing autobody shop located within the Township of Wayne;
4. Tax Collector's certification that the taxes are current dated July 14, 2022;
5. Certified Property Owners List dated July 20, 2022;
6. Resolution in the Matter of the Application of Karl Montick dated September 25, 1974 prior land use decisions;
7. Site Plan prepared by Bertin Engineering dated June 13, 2022 consisting of 10 sheets;
8. Survey prepared by Bertin Engineering dated March 16, 2022 consisting of 1 sheet;
9. Architectural drawings prepared by Coppa Montalbano Architects dated August 24, 2022 consisting of 4 sheets;
10. Stormwater Drainage Analysis prepared by Bertin Engineering dated June 13, 2022;
11. Stormwater Operation and Maintenance Manual prepared by Bertin Engineering dated June 13, 2022; and
12. Check made payable to Village of Ridgewood in the sum of \$3,500.00 representing the filing fees.

Kindly file the attached and confirm that the application is complete so that I may remit the required additional sets. Should you require any further information, please contact me at 201-347-2112.

Thank you for your kind attention.

Very truly yours,



Gregory K. Asadurian

GKA/
Enc.
Cc: client