

PUBLIC HEARING NOTICE
VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT

Dear Property Owner:

PLEASE TAKE NOTICE that on August 8, 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:

1. A certificate of nonconforming use (preexisting) for an autobody shop with related offices, indoor and outdoor storage on Block 3905, Lots 12 & 14;
2. Preliminary and Final Major Site Plan approval for Block 3905, Lots 12, 13 & 14 for an autobody shop with related offices and indoor and outdoor storage with any and all necessary variances, waivers and/or exceptions;
3. An Expansion of a Nonconforming Use Variance approval of the autobody shop, related offices and indoor and outdoor storage; and
4. Use Variance approval for use of all three properties as an autobody shop with related offices and indoor and outdoor storage (and any other relief that may be required) for the construction of an autobody shop with outdoor storage, 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 with outside storage, a contractor’s office yard, and a residential dwelling. Applicant seeks to raze the residential dwelling and other buildings and use the entire Property for its existing autobody shop with continuing outside storage.

The Property is comprised of three (3) adjoining lots under common ownership by the Applicant. These three lots have three separate uses, Block 3905, Lots 12 and 14 consist of the autobody shop with offices, indoor and outside storage and a contractor’s office yard (which is only proposed to be discontinued if the application is denied), 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 (which also has some historical outside storage from the body shop behind the house). 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 Properties and use all three lots for a state-of-the-art, autobody shop with related office space, indoor and outside storage of vehicles awaiting and/or undergoing repair.

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 45 feet is required (due to the presence of railroad, otherwise it would be 30 feet) and 11 feet is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to the maximum above grade structure coverage as 25% is permitted and 32.8% is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to the maximum above grade structure within 140 feet from front lot line as 25% is permitted and 33.9% is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to the maximum gross building area (on a lot 25,000 square feet and over) for a principal building as 20% is required and 43.79% is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to the maximum gross building area within 140' of the front lot line (on a lot 25,000 square feet or more) where 20% is permitted and 56% is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to the total maximum improvement coverage (on a lot 25,000 square feet and over) as 35% is required and 78.48% is proposed; and variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to the maximum improvement coverage (on a lot 25,000 square feet and over) within 140 square feet of the front lot line as 35% is required and 72.11% is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to front yard fence height where a maximum of 4 feet is permitted and 6 feet is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to a retaining wall rear yard setback where 5.5 feet is required (11.5 feet when fencing is factored in) and 0 feet is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to retaining wall height where a maximum of 4 feet is permitted and 5.5 feet is proposed and with a 6 foot fence to be placed on top of it for a total of 11.5 feet is proposed; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to outside storage variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to stacked or tandem parking; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to undersized parking stalls; variance relief pursuant to N.J.S.A. § 40:55D-70(c) with respect to front yard parking

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 91 spaces (88 spaces plus 3 EVSE Credit) is proposed. Including 33 tandem spaces (without direct aisle access), proposed for the storage of vehicles undergoing repairs.

While the applicant believes that the proposed use is a pre-existing nonconforming use on lots 12 and 14, and seeks a certificate of a pre-existing nonconforming use pursuant to N.J.S.A. 40:55D-68 and further seeks an 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, related offices, indoor and outdoor storage known as Mountain View Auto Body, which is already situated on the Property, it will seek use variance relief pursuant to N.J.S.A. § 40:55D-70(d)(1), if the Board denies the request for a certificate of pre-existing nonconforming use.

The applicant also seeks use variance relief on Lot 13 pursuant to N.J.S.A. § 40:55D-70(d)(1) for use as an autobody shop with related offices, indoor and outdoor storage, as it is currently used as a single family residence with some outdoor storage for the existing autobody shop.

The applicant also seeks relief from the requirement of 24/7 accessible trash & recycling access for removal trucks, due to the fact that such dumpsters shall be enclosed behind a locked fence and accessible only during operating hours.

While applicant disagrees, objector counsel claims that section 190-96A(f) imposes bulk standards and floor area restrictions to the project which the project would exceed, if applicable. As such, this notice advises of same.

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.

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.

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: Mark J. Semeraro
Mark J. Semeraro, Esq.

Dated: July 26, 2023