

VILLAGE OF RIDGEWOOD - APPLICATION FOR DEVELOPMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED RECEIVED JUL 26 2023 BLOCK(S): 4704 LOT(S): 6.01

ADDRESS OF SUBJECT PROPERTY: 560 Route 17 N

APPLICANT NAME: Stockport Bergen LLC APPLICATION NO.: ZBA 23-30

PLANNING BOARD

ZONING BOARD OF ADJUSTMENT

TYPE OF APPLICATION(S)	Application Fee(s)	Escrow Deposit(s)
<input type="checkbox"/> Informal Review (§190-43) (PB Only)		
<input type="checkbox"/> Site Plan Exemption (§190-37B(4), -37C)		
<input type="checkbox"/> Minor Site Plan-Waiver of Public Hearing (§190-44B)		
<input type="checkbox"/> Minor Site Plan - Public Hearing (§190-44)		
<input checked="" type="checkbox"/> Preliminary Major Site Plan (§190-46)		
<input checked="" type="checkbox"/> Final Major Site Plan (§190-47)		
<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 Design Standards (§190-60)		
<input type="checkbox"/> "C" Variance (§190-33)		
<input type="checkbox"/> "D" Variance (§190-34) (ZBA only)		
<input type="checkbox"/> Appeal of Zoning Officer Error (§190-29) (ZBA only)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30) (ZBA only)		
<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"/> Certification of Nonconforming Use/Structure (§190-126G) (ZBA Only)		
<input type="checkbox"/> Certification of Subdivision Approval (§190-59)		
<input type="checkbox"/> Extension or Tolling of Approval Timeframes (§190-44F, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
<input type="checkbox"/> Amendment of Master Plan or Development Regulations (§190-143, -144) (PB or Council Only)		
TOTAL		

DEVELOPMENT APPLICATION/APPEAL FORM
VILLAGE OF RIDGEWOOD

Instructions to Applicants: All applicants are required to complete 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 Stockport Bergen LLC
- B. Applicant's Mailing Address 560 Route 17, Ridgewood, NJ 07450
- C. Applicant Telephone No. 201-883-1010 (Attorney) If unlisted, check here
- D. Applicant Fax No. 856-273-8383 (Attorney)
- E. Applicant's Attorney Name Jason R. Tuvel of Prime & Tuvel
- F. Applicant's Attorney Address 1 University Plaza Drive, #500, Hackensack, NJ 07601
- G. Attorney Telephone No. 201-883-1010 Fax Machine No. 856-273-8383
- H. Property Owner's Name Stockport Bergen LLC (same as applicant)
- I. Property Owner's Mailing Address See above applicant's mailing address
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
Owner
- K. Applicant's Ownership. If the applicant is a corporation or partnership applying for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units or for approval of a site to be used for commercial purposes, a list of the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class must be identified in accordance with §190-64.

See attached corporate disclosure

PART II. PROPERTY INFORMATION

A. Address of Subject Property: 560 Route 17

B. Current Tax Map Block Number(s) 4704 Lot(s) 6.01

C. Zone District(s) AH-3

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.

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. Has there been a previous application or appeal to the Board of Adjustment, Planning Board or Village Council involving these premises? Yes No If yes, describe below and submit a copy of the resolution(s).

See attached prior resolutions of approval

G. Has this property been the subject of a major retaining wall permit or a major soil permit? Yes No If yes, describe below and attach a copy of the permit or resolution.

H. Describe the **existing** use and improvements on the property.

Existing outdoor garden center & nursery

PART III. DEVELOPMENT INFORMATION

A. Proposed Use (check all that apply).

- Single Family Residence.
- Other Use (Please explain, describing the nature of materials and/or services involved, the days and hours of operation, the number of operators and employees, etc.)

No change in use proposed

B. Describe the proposed improvements, including buildings, paving, utilities, storm drainage, lighting, signs, landscaping, fencing, etc. and any alterations to existing improvements.

Applicant does not propose any improvements at this time

C. Required approvals or reviews by other governmental agencies other than Planning Board or Board of Adjustment (check all that apply).

VILLAGE OF RIDGEWOOD

- Historic Preservation Commission
- Health Department
- Construction Code Official
- Soil Movement Permit
- Retaining Wall Permit
- Flood Hazard Area Construction Approval
- Other (describe) _____
- Road Opening Permit
 - Village
 - County
 - State

BERGEN AND PASSAIC COUNTY AND ADJACENT MUNICIPALITIES

- Bergen County Planning Board
- Passaic County Planning Board
- Borough of Glen Rock
- Borough of Hawthorne
- Borough of Hohokus
- Borough of Midland Park
- Borough of Paramus
- Borough of Waldwick
- Township of Washington
- Township of Wyckoff

PART III. DEVELOPMENT INFORMATION (continued)

STATE AND FEDERAL AGENCIES (if approval required, state nature of approval)

- N.J. Department of Environmental Protection
 - Freshwater wetlands permits/LOI
 - Stream encroachment permit
 - Sewer extension/treatment works approval
 - Soil and/or groundwater contamination cleanup or determination
 - Other (describe) _____
- N.J. Department of Transportation
 - Highway access permit
 - Other (describe) _____
- Bergen County Soil Conservation District
- Other (describe) _____

D. Persons and agencies for which notice of public hearing is required (check all that apply).

- None. Application is exempt from hearing and notice (see § 190-9 and 11).
- Property owners within 200 feet of subject property (see § 190-12B(1)).
- Public utility, cable television or local utility company (see § 190-12B(6)).
- Adjacent municipality (see § 190-12B(2)).
- Bergen County Planning Board (see § 190-12B(3)).
- Passaic County Planning Board (see § 190-12B(3)).
- N.J. Commissioner of Transportation (see § 190-12B(4)).
- N.J. State Planning Commission (see § 190-12B(5)).

E. If application is for minor subdivision approval, indicate manner of filing with County Recording Office

- Plat
- Deed

PART IV. SIGNATURES AND AUTHORIZATIONS (continued)


D. Anticipated Changes in Application Information.

The undersigned owner and applicant affirm that there:

- ARE NOT now pending or planned any actions, transactions or other events that will change any of the certifications, consents, authorizations or other information presented in this application form, including but not limited to the identity of the applicant or owner and their contact information, other than those changes that may be required by the Board during the course of its review.

- ARE now pending or planned actions, transactions or other events that will change some or all of the certifications, consents, authorizations or other information presented in this application form, including but not limited to the identity of the applicant or owner and their contact information, in addition to those changes that may be required by the Board during the course of its review, as indicated on the attached sheet. (attach separate sheet)

In addition, I/we agree that if any presently unknown or unplanned actions, transactions or other events occur prior to the issuance of any permits by the Village for the subject application, which actions, transactions or other events change or will change any of the certifications, consents, authorizations or other information presented in this application form, including but not limited to the identity of the applicant or owner and their contact information, I/we will promptly notify the Board of such changes prior to the issuance of such permits.



Applicant/Appellant

Date 7/11/23

Owner

Date

ATTACHMENT
PROPOSED VIOLATIONS OF THE LAND USE ORDINANCE (Chapter 190)

This attachment must be completed and submitted if the application is seeking relief from requirements of the Village's development 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):

Violations of design standards (§190-77 through §190-95)

Violations of zoning regulations (§190-96 through §190-128)

Violations of official map regulations (§190-129 through §190-133)

- 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))
- Exception from Design Standards - subdivisions and site plans only (see §190-60)

**ATTACHMENT
REQUEST FOR WAIVER OF SUBMISSION REQUIREMENTS**

This attachment must be completed and submitted if the application is seeking waivers from the requirement to submit information on the completeness checklists for development regulations. These checklists are set forth in § 190-67 through -76 of the Village Code.

- A. Submission requirements for which a waiver is requested (see checklists for various applications).

See attached Rider

- B. Indicate the reasons why you believe that the above submission requirements are not relevant or necessary for the Board to take action on this application.

PRELIMINARY MAJOR SITE PLAN

§ 190-73. Preliminary major site plans.

In addition to the requirements indicated in § 190-67 (SEE BELOW), the following information shall be submitted for all preliminary major site plans:

I N A W C

- | | | | | |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Location of existing and proposed buildings and their setbacks from property lines, plus the location of existing buildings and paved areas on adjacent properties. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Floor plans for existing and proposed buildings, showing the use and layout of internal space, and front, rear and side building facade elevations, both at a scale not exceeding eight feet per inch. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Location and design of existing and proposed parking, loading, access and circulation improvements, showing dimensions of the same. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Existing and proposed topographic contours of the site and areas affecting and affected by the site. Contour intervals shall not exceed the following: up to 10% grade: two feet; over 10% grade: five feet. Contour elevations shall be referenced to the National Geodetic Vertical Datum of 1929. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. If new buildings or paved areas are proposed or if regrading near existing buildings is proposed, proposed spot grades at the corners of all buildings and in appropriate pavement locations, and finished floor elevations. No new buildings proposed. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. Existing and proposed utility service, including septic systems with test hole locations and soil log information, connections to sanitary sewers, wells, connections to water mains, fire hydrants, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Existing and proposed storm drainage design and improvements, including a map showing the entire drainage area, the drainage area contributing to each pertinent drainage structure and drainage tabulation sheets showing calculations for each drainage area. Provisions for rooftop drainage shall also be shown. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Existing and proposed site illumination, including height and location of fixture, type of fixture and bulb, pole material and manufacturer's isocandela diagram superimposed upon the site plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Location and description of existing and proposed landscaping. Information for proposed landscaping shall include common and scientific names, number of plants, planted size and root specification. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | J. Existing and proposed signs, including the size, materials, nature of construction, location and any illumination of same. |

I = Incomplete

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I N A W C

- K. The location and design of fences, walls, sidewalks and similar improvements to be proposed.
- L. The location and design of solid waste disposal containers and recycling containers.
- M. If development is proposed in phases or stages, a phasing plan.

§ 190-67. General requirements.

In addition to the submission requirements for the individual categories of applications in the following sections, all categories of applications, except for conceptual site plans, conceptual subdivisions and minor site plans for which a waiver of public hearing is granted, shall be required to submit the following:

I N A W C

- A. For purposes of completeness review only, three copies of the appropriate application form(s). Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12 copies (if submitting to the Zoning Board of Adjustment) of the appropriate application form(s), completed and signed. If any item is not applicable to the applicant, it shall be indicated on the application form(s) by the words "not applicable" or "none."
- B. Written description of the application, including a description of the proposed use and improvements.
- C. Statements as to any requirements from which a waiver or variance is sought, together with a statement of reasons why same should be granted.
- D. Receipt indicating that applicable fees and initial escrow deposits are paid.
- E. Certificate from the Tax Collector indicating that all taxes and assessments for the subject property are paid up to and including the most recent collection period.
- F. Certificate from both the Board of Adjustment and the Planning Board indicating the nature and date of prior actions, if any, by the respective Boards affecting the subject property.
- G. Affidavit of ownership. If applicant is not the owner, applicant's interest in land must be indicated; e.g., tenant, contract/purchaser, lien holder, etc., and permission of property owner to file the application must be submitted.
- H. If the applicant is a corporation or partnership applying to the Board or the Council for permission to subdivide a parcel of land into six or more lots or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by § 190-64.
- I. For purposes of completeness review only, three copies of the required plot plan, site plan or subdivision plan. Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12

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copies (if submitting to the Zoning Board of Adjustment) of any required plot plan, site plan or subdivision plan, signed and sealed by the professional who prepared the plot plan, site plan or subdivision plan. Any plan submitted as part of an application to a Village agency shall be prepared by an individual pursuant to the regulations in N.J.A.C. 13:27, 13:40 and 13:41, as amended, provided that the owner of a single-family detached or two-family dwelling may sign the plans for an application if he has prepared them. All such plans shall contain the following information:

I N A W C

- | | | | | |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (1) Title block containing the type of application; name and address of applicant and owner; name, address, signature, license number and seal of plan preparer; existing lot and block numbers; municipality and county, date prepared and date(s) of all plan amendments. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) Signature block for signatures of Chairman and Secretary of the Board. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) The name of all adjoining property owners as disclosed by current Village tax records. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) A key map showing the location of the tract to be considered in relation to the surrounding area within at least 500 feet of the subject property. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5) Scale of map, both written and graphic. The scale shall consist of no more than 50 feet to the inch. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (6) North arrow. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating tract area, lot area(s), lot width(s), all yard setbacks, coverage by above-grade structures and coverage by improvements, building height, floor area ratio, density and number of parking spaces, both as to required, existing and proposed, for the subject property. If the application involves a conditional use, compliance with the applicable conditional use standards shall be indicated on the plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (8) Existing and proposed boundaries of the site(s) in question, with bearings and dimensions of the same. The number of each existing tax lot in accordance with the Tax Map shall be shown. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) Municipal boundary line(s), if any, crossing or adjacent to the subject property. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) Location and width of existing easements or rights-of-way on or abutting the subject property, including but not limited to streets, utility and drainage easements, sight easements and access easements. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) Location of existing and proposed buildings, with setbacks from property lines dimensioned on the plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (12) Location of existing and proposed paved areas, including parking and loading areas, driveways, sidewalks, etc., showing the design of such areas. |

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I N A W C

- (13) Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops on the property, and also on adjacent properties if the same affect the proposed development.
- (14) Location of any required dedication or reservation for streets or any area shown on the Official Map or Master Plan.
- (15) Soil erosion and sedimentation control plan, if required pursuant to P.L. 1975, c. 251.
- (16) Construction details and specifications sufficient to illustrate the nature of site improvements, including but not limited to the following, when appropriate: paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, tree protection devices, light fixtures and standards, signs, planting and staking details and barrier-free access design.
- J. A statement of any and all approvals which are required from other governmental entities.
- K. For minor subdivisions, preliminary major site plans and preliminary major subdivisions, one of the following:
- (1) A letter of interpretation from the New Jersey Department of Environmental Protection and Energy (NJDEPE) indicating the absence of freshwater wetlands, or indicating the presence and verifying the boundaries of freshwater wetlands, and classifying the same by resource value;
- (2) A letter of exemption from the NJDEPE certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated thereunder;
- (3) A copy of any application made to the NJDEPE for any permit concerning a proposed regulated activity in or around freshwater wetlands; or
- (4) Documentation demonstrating that no wetlands exist on the subject property and demonstrating that no wetlands exist on adjacent property that would affect or limit development on the property which is the subject of the development application.
- L. A copy of any protective covenants or deed restrictions, if any, affecting the property in question; provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist shall be submitted.
- M. If the development is classified as a major development as defined by § 190-83C, three copies of a stormwater management plan including the following and sufficient to demonstrate that the project meets the standards for major development in § 190-83D:

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I N A W C
[] [] [] [x]

(1) Topographic base map. The reviewing engineer may require upstream tributary drainage system information as necessary. The topographic base map should extend a minimum of 200 feet beyond the limits of the proposed development, at a scale of one inch equals 200 feet or greater, showing two-foot contour intervals. The map shall indicate, as appropriate, the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of Category One waters, wetlands and floodplains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and man-made features not otherwise shown.

[] [x] [] []

(2) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

[] [] [] [x]

(3) Project description and site plan(s). A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification of proposed changes in natural conditions may also be provided.

[] [x] [] []

(4) Land use planning and source control plan. This plan shall provide a demonstration of how the goals and standards of § 190-83D(1) through (7) are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

[] [x] [] []

(5) Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

[] [] [] []

(a) Total area to be paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.

[] [] [] []

(b) Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

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I N A W C

(6) Calculations. Comprehensive hydrologic and hydraulic design calculations for the predevelopment and post-development conditions for the design storms specified in § 190-83D(4), (5) and (6).

(7) When the proposed stormwater management control measures (e.g., infiltration basins) depend on the hydrologic properties of soils, then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure, or no less than one soil boring per 500 square feet of infiltration basin area to a depth 10 feet below the ambient groundwater elevation or 50 feet below surface elevation, whichever is less. Notwithstanding the foregoing, the Village Engineer may waive the requirement for borings if in his/her opinion the same are unnecessary to determine the hydrologic properties of the soil(s).

(8) Maintenance and repair plan. The plan shall be sufficient to demonstrate that the design and planning of the stormwater management facility shall meet the maintenance requirements of § 190-83D(8).

N. If the development is classified as a minor development as defined by § 190-83C and involves a new building, an addition to an existing building, pool or any site improvement resulting in an increase of at least 200 square feet of impervious surface, three copies of a stormwater management application and plan including the following and sufficient to demonstrate that the project meets the standards for minor development in § 190-83E:

(1) A current survey of the site indicating existing conditions.

(2) All existing and proposed impervious cover areas.

(3) All methods of capturing and directing stormwater runoff into seepage tanks.

(4) All inlet and pipe sizes.

(5) Manufacturer's drawings and installation details of all proposed products.

(6) Existing and proposed contours and/or spot elevations sufficient to allow calculation of soil movement and accurately depict drainage patterns.

(7) Limits of disturbance for all proposed work.

(8) All trees with a trunk diameter of at least six inches at breast height to be removed and to remain.

(9) Elevations at property corners and key points of proposed buildings, additions, paved areas, property corners, gutters, swales, top and bottom of walls and curbs, and at all significant grade changes.

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I N A W C
[] [x] [] [] []

- (10) Existing and proposed basement, first floor and garage slab elevations, where applicable. All elevations shall be in the National Geodetic Vertical Datum of 1929. Benchmarks are available at the Village of Ridgewood, Engineering Division.
- (11) All existing streams, brooks, or other natural or man-made drainage facilities, and including utilities when pertinent to any proposed use or construction.
- (12) Proposed landscaping, showing the treatment of non-impervious areas.
- (13) A soil erosion/sediment control plan, including but not limited to silt fence and/or salt hay barrier(s). A fifty-foot long by ten-foot wide clean crushed stone access drive is required for all sites also obtaining a soil moving permit. Bergen County Soil Conservation District certification shall be required for any project that will disturb an area greater than 5,000 square feet.
- (14) Information sufficient to demonstrate compliance with the requirements for seepage tank/retention system design in § 190-83E(2).
- (15) Where applicable, the boundary of the one-hundred-year floodplain and flood hazard area and the base flood elevation, as determined by the latest accepted Federal Emergency Management Agency's Flood Insurance Rate Map (information available from the Engineering Division).
- (16) Limits of wetlands and associated transition areas.

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I N A W C

- (1) Topographic base map. The reviewing engineer may require upstream tributary drainage system information as necessary. The topographic base map should extend a minimum of 200 feet beyond the limits of the proposed development, at a scale of one inch equals 200 feet or greater, showing two-foot contour intervals. The map shall indicate, as appropriate, the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of Category One waters, wetlands and floodplains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and man-made features not otherwise shown.
- (2) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.
- (3) Project description and site plan(s). A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification of proposed changes in natural conditions may also be provided.
- (4) Land use planning and source control plan. This plan shall provide a demonstration of how the goals and standards of § 190-83D(1) through (7) are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.
- (5) Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

 - (a) Total area to be paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
 - (b) Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

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FINAL MAJOR SITE PLAN

§ 190-74. Final major site plans.

In addition to the requirements indicated in § 190-67 (SEE BELOW), the following information shall be submitted for all final major site plans:

- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| I | NA | W | C | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Those items required for preliminary major site plans pursuant to § 190-73, shown in final form. (SEE BELOW) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Information sufficient to demonstrate that all of the conditions of preliminary approval have been satisfied. |

§ 190-67. General requirements.

In addition to the submission requirements for the individual categories of applications in the following sections, all categories of applications, except for conceptual site plans, conceptual subdivisions and minor site plans for which a waiver of public hearing is granted, shall be required to submit the following:

- | | | | | |
|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| I | NA | W | C | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. For purposes of completeness review only, three copies of the appropriate application form(s). Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12 copies (if submitting to the Zoning Board of Adjustment) of the appropriate application form(s), completed and signed. If any item is not applicable to the applicant, it shall be indicated on the application form(s) by the words "not applicable" or "none." |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Written description of the application, including a description of the proposed use and improvements. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Statements as to any requirements from which a waiver or variance is sought, together with a statement of reasons why same should be granted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Receipt indicating that applicable fees and initial escrow deposits are paid. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. Certificate from the Tax Collector indicating that all taxes and assessments for the subject property are paid up to and including the most recent collection period. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. Certificate from both the Board of Adjustment and the Planning Board indicating the nature and date of prior actions, if any, by the respective Boards affecting the subject property. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Affidavit of ownership. If applicant is not the owner, applicant's interest in land must be indicated; e.g., tenant, contract/purchaser, lien holder, etc., and permission of property owner to file the application must be submitted. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. If the applicant is a corporation or partnership applying to the Board or the Council for permission to subdivide a parcel of land into six or more lots or applying for a |

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by § 190-64.

I N A W C

I. For purposes of completeness review only, three copies of the required plot plan, site plan or subdivision plan. Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12 copies (if submitting to the Zoning Board of Adjustment) of any required plot plan, site plan or subdivision plan, signed and sealed by the professional who prepared the plot plan, site plan or subdivision plan. Any plan submitted as part of an application to a Village agency shall be prepared by an individual pursuant to the regulations in N.J.A.C. 13:27, 13:40 and 13:41, as amended, provided that the owner of a single-family detached or two-family dwelling may sign the plans for an application if he has prepared them. All such plans shall contain the following information:

(1) Title block containing the type of application; name and address of applicant and owner; name, address, signature, license number and seal of plan preparer; existing lot and block numbers; municipality and county, date prepared and date(s) of all plan amendments.

(2) Signature block for signatures of Chairman and Secretary of the Board.

(3) The name of all adjoining property owners as disclosed by current Village tax records.

(4) A key map showing the location of the tract to be considered in relation to the surrounding area within at least 500 feet of the subject property.

(5) Scale of map, both written and graphic. The scale shall consist of no more than 50 feet to the inch.

(6) North arrow.

(7) Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating tract area, lot area(s), lot width(s), all yard setbacks, coverage by above-grade structures and coverage by improvements, building height, floor area ratio, density and number of parking spaces, both as to required, existing and proposed, for the subject property. If the application involves a conditional use, compliance with the applicable conditional use standards shall be indicated on the plan.

(8) Existing and proposed boundaries of the site(s) in question, with bearings and dimensions of the same. The number of each existing tax lot in accordance with the Tax Map shall be shown.

(9) Municipal boundary line(s), if any, crossing or adjacent to the subject property.

(10) Location and width of existing easements or rights-of-way on or abutting the subject property, including but not limited to streets, utility and drainage easements, sight easements and access easements.

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I N A W C

(11) Location of existing and proposed buildings, with setbacks from property lines dimensioned on the plan.

(12) Location of existing and proposed paved areas, including parking and loading areas, driveways, sidewalks, etc., showing the design of such areas.

(13) Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops on the property, and also on adjacent properties if the same affect the proposed development.

(14) Location of any required dedication or reservation for streets or any area shown on the Official Map or Master Plan.

(15) Soil erosion and sedimentation control plan, if required pursuant to P.L. 1975, c. 251.

(16) Construction details and specifications sufficient to illustrate the nature of site improvements, including but not limited to the following, when appropriate: paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, tree protection devices, light fixtures and standards, signs, planting and staking details and barrier-free access design.

J. A statement of any and all approvals which are required from other governmental entities.

K. For minor subdivisions, preliminary, major site plans and preliminary major subdivisions, one of the following:

(1) A letter of interpretation from the New Jersey Department of Environmental Protection and Energy (NJDEPE) indicating the absence of freshwater wetlands, or indicating the presence and verifying the boundaries of freshwater wetlands, and classifying the same by resource value;

(2) A letter of exemption from the NJDEPE certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated thereunder;

(3) A copy of any application made to the NJDEPE for any permit concerning a proposed regulated activity in or around freshwater wetlands; or

(4) Documentation demonstrating that no wetlands exist on the subject property and demonstrating that no wetlands exist on adjacent property that would affect or limit development on the property which is the subject of the development application.

L. A copy of any protective covenants or deed restrictions, if any, affecting the property in question; provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist shall be submitted.

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I N A W C
[] [X] [] [] []

M. If the development is classified as a major development as defined by § 190-83C, three copies of a stormwater management plan including the following and sufficient to demonstrate that the project meets the standards for major development in § 190-83D:

[] [X] [] [] []

(1) Topographic base map. The reviewing engineer may require upstream tributary drainage system information as necessary. The topographic base map should extend a minimum of 200 feet beyond the limits of the proposed development, at a scale of one inch equals 200 feet or greater, showing two-foot contour intervals. The map shall indicate, as appropriate, the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of Category One waters, wetlands and floodplains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and man-made features not otherwise shown.

[] [X] [] [] []

(2) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

[] [] [] [] [X]

(3) Project description and site plan(s). A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification of proposed changes in natural conditions may also be provided.

[] [X] [] [] []

(4) Land use planning and source control plan. This plan shall provide a demonstration of how the goals and standards of § 190-83D(1) through (7) are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

[] [X] [] [] []

(5) Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

[] [] [] [] []

(a) Total area to be paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.

[] [] [] [] []

(b) Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each

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outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

I N A W C

(6) Calculations. Comprehensive hydrologic and hydraulic design calculations for the predevelopment and postdevelopment conditions for the design storms specified in § 190-83D(4), (5) and (6).

(7) When the proposed stormwater management control measures (e.g., infiltration basins) depend on the hydrologic properties of soils, then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure, or no less than one soil boring per 500 square feet of infiltration basin area to a depth 10 feet below the ambient groundwater elevation or 50 feet below surface elevation, whichever is less. Notwithstanding the foregoing, the Village Engineer may waive the requirement for borings if in his/her opinion the same are unnecessary to determine the hydrologic properties of the soil(s).

(8) Maintenance and repair plan. The plan shall be sufficient to demonstrate that the design and planning of the stormwater management facility shall meet the maintenance requirements of § 190-83D(8).

N. If the development is classified as a minor development as defined by § 190-83C and involves a new building, an addition to an existing building, pool or any site improvement resulting in an increase of at least 200 square feet of impervious surface, three copies of a stormwater management application and plan including the following and sufficient to demonstrate that the project meets the standards for minor development in § 190-83E:

(1) A current survey of the site indicating existing conditions.

(2) All existing and proposed impervious cover areas.

(3) All methods of capturing and directing stormwater runoff into seepage tanks.

(4) All inlet and pipe sizes.

(5) Manufacturer's drawings and installation details of all proposed products.

(6) Existing and proposed contours and/or spot elevations sufficient to allow calculation of soil movement and accurately depict drainage patterns.

(7) Limits of disturbance for all proposed work.

(8) All trees with a trunk diameter of at least six inches at breast height to be removed and to remain.

(9) Elevations at property corners and key points of proposed buildings, additions, paved areas, property corners, gutters, swales, top and bottom of walls and curbs, and at all significant grade changes.

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I N A W C
[] [] [] []

(10) Existing and proposed basement, first floor and garage slab elevations, where applicable. All elevations shall be in the National Geodetic Vertical Datum of 1929. Benchmarks are available at the Village of Ridgewood, Engineering Division.

[] [] [] []

(11) All existing streams, brooks, or other natural or man-made drainage facilities, and including utilities when pertinent to any proposed use or construction.

[] [] [] []

(12) Proposed landscaping, showing the treatment of nonimpervious areas.

[] [] [] []

(13) A soil erosion/sediment control plan, including but not limited to silt fence and/or salt hay barrier(s). A fifty-foot long by ten-foot wide clean crushed stone access drive is required for all sites also obtaining a soil moving permit. Bergen County Soil Conservation District certification shall be required for any project that will disturb an area greater than 5,000 square feet.

[] [] [] []

(14) Information sufficient to demonstrate compliance with the requirements for seepage tank/retention system design in § 190-83E(2).

[] [] [] []

(15) Where applicable, the boundary of the one-hundred-year floodplain and flood hazard area and the base flood elevation, as determined by the latest accepted Federal Emergency Management Agency's Flood Insurance Rate Map (information available from the Engineering Division).

[] [] [] []

(16) Limits of wetlands and associated transition areas.

§ 190-73. Preliminary major site plans.

In addition to the requirements indicated in § 190-67, the following information shall be submitted for all preliminary major site plans:

I N A W C

[] [] [] [] []

A. Location of existing and proposed buildings and their setbacks from property lines, plus the location of existing buildings and paved areas on adjacent properties.

[] [] [] [] []

B. Floor plans for existing and proposed buildings, showing the use and layout of internal space, and front, rear and side building facade elevations, both at a scale not exceeding eight feet per inch.

[] [] [] [] []

C. Location and design of existing and proposed parking, loading, access and circulation improvements, showing dimensions of the same.

[] [] [] [] []

D. Existing and proposed topographic contours of the site and areas affecting and affected by the site. Contour intervals shall not exceed the following: up to 10% grade: two feet; over 10% grade: five feet. Contour elevations shall be referenced to the National Geodetic Vertical Datum of 1929.

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AFFIDAVIT OF OWNERSHIP & OWNER CONSENT

COUNTY OF BERGEN)
) ss.
STATE OF NEW JERSEY)

I, Anthony John Dimeglio being duly sworn, depose and say:

1. I am the owner of certain property located within the Village of Ridgewood, the same of which is located at 560 Route 17 (Owner”).

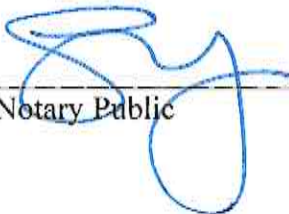
2. Said property is designated as Block 4704, Lot 6.01 as shown on the Tax Map of the Village of Ridgewood, County of Bergen and State of New Jersey (the “Property”).

3. Owner grants to Applicant, and its attorneys, Prime & Tuvel, consent to apply to the Village of Ridgewood Planning or Zoning Board (or any other governmental agency with jurisdiction over the development of the Property), for site plan approval, subdivision approval, variances, exceptions, waivers and any related approvals or permits as may be required from any governmental entity.

4. Owner grants the Village of Ridgewood and its consultants, authorized representatives and/or experts to enter on to said property for the purpose of evaluation of the application that is presently pending before the Village of Ridgewood Zoning Board of Adjustment. The Village of Ridgewood does hereby indemnify and hold harmless the property owner from any and all liability or claims for damages by virtue of said entry, inspection and studies, for the purpose of inspecting the property, performing surveys and site evaluation studies.

Sworn and Subscribed to before me

this 11 day of JULY, 2023.



Notary Public



Signature

By: ANTHONY JOHN DIMEGLIO

Print Name

Corporate Ownership Disclosure Statement

Application of Stockport Bergen LLC

**560 Route 17, Ridgewood, New Jersey 07450
Block 4704, Lot 6.01**

This Corporate Ownership Disclosure statement is provided in compliance with the requirements of N.J.S.A. 40:55D-48.1 et seq.

Owners holding 10% or more of any class of stock/interest in **Stockport Bergen LLC:**

1. Anthony DiMeglio
557 Egan Terrace
Rivervale, NJ 07675
2. Mary DiMeglio
557 Egan Terrace
Rivervale, NJ 07675
3. Michael DiMeglio
557 Egan Terrace
Rivervale, NJ 07675
4. Anthony DiMeglio
557 Egan Terrace
Rivervale, NJ 07675
5. Ryan DiMeglio
557 Egan Terrace
Rivervale, NJ 07675
6. Gianna DiMeglio
557 Egan Terrace
Rivervale, NJ 07675

Checklist Waiver Requests

The following waivers are sought from the site plan checklist:

Preliminary Major Site Plan Checklist

Item B – Site currently exists as garden center and nursery. No changes to layout proposed.

Item F – Applicant is formalizing a previously approved site plan approval pursuant to condition number 2 of a Resolution for Eric Roos adopted on January 11, 2022. Previously approved site plan on file.

Item G – Applicant is formalizing a previously approved site plan approval pursuant to condition number 2 of a Resolution for Eric Roos adopted on January 11, 2022. Previously approved site plan on file.

Item H – Applicant is formalizing a previously approved site plan approval pursuant to condition number 2 of a Resolution for Eric Roos adopted on January 11, 2022. Previously approved site plan on file.

Item I – Applicant is formalizing a previously approved site plan approval pursuant to condition number 2 of a Resolution for Eric Roos adopted on January 11, 2022. Previously approved site plan on file.

Item J – Partial waiver request. Location of signs depicted on plans.

General Requirements

Item D – Temporary waiver requested. Fees being submitted along with application package.

Item E – Temporary waiver requested. Tax certification requested and TBP upon receipt.

Item 3 – Applicant is formalizing a previously approved site plan approval pursuant to condition number 2 of a Resolution for Eric Roos adopted on January 11, 2022. Previously approved site plan on file.

Final Major Site Plan Checklist

Item D – Temporary waiver requested. Fees being submitted along with application package.

Item E – Temporary waiver requested. Tax certification requested and TBP upon receipt.

Item 3 – Applicant is formalizing a previously approved site plan approval pursuant to condition number 2 of a Resolution for Eric Roos adopted on January 11, 2022. Previously approved site plan on file.

VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF
ERIC ROOS

WHEREAS, ERIC ROOS of 17 Bayville Avenue, Bayville, New Jersey (hereinafter referred to as the "Applicant") has filed an Application with the Zoning Board of Adjustment of the Village of Ridgewood (hereinafter referred to as the "BOARD") for a Certification of Nonconforming Use for the Property at 560 Route 17 North, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 4704, Lot 6.01 (hereinafter referred to as the Property"), and

WHEREAS, a series of hearings were held for purposes of determining if the use of the Property was nonconforming, to determine if nonconforming, what are the parameters and scope of the nonconforming use, and if the use was determined to be nonconforming, if the nonconforming use been abandoned; and

WHEREAS, the Board held a series of hearings on March 30, 2021, September 14, 2021 and September 28, 2021, public notice having been provided in accordance with the Municipal Land Use Law; and

WHEREAS, the Board heard the testimony of the Applicant, the Applicant's Witnesses, and heard the testimony of various Members of the Public; and

WHEREAS, the Board reviewed the Exhibits submitted by the Applicant and by Jacqueline Hone; and

WHEREAS, the Board made the following findings of fact:

1. The Property is located in the R-125 Zone. The Applicant testified that the Property was used as a nursery/garden center. A nursery/garden center is not a permitted use in the R-125 Zone.
2. The Board reviewed the July 14, 1999 Resolution issued by the Board in which the application made, was an application for an expansion of a nonconforming use together with certain bulk variances in conjunction with an application for an amended site plan. At the time of the application, the Property was located in the R-125 Zone. The Board made the following findings of fact as documented in the aforementioned Resolution:
 - A. There is an existing outdoor garden center with sheds presently on the site inclusive of a nursery stock area (Page 5, Paragraph 6);
 - B. The Applicant seeks to permit the expansion of an existing nonconforming nursery/garden center (Page 5, Paragraph 7);
 - C. The Board confirmed that the Applicant is seeking an expansion of a nonconforming use as referenced in Paragraph 2A, Page 8. This determination constitutes an acknowledgment that the current use in 1999 was nonconforming. The Planner had testified in 1999 on behalf of the Applicant and confirmed that the Property had been used as a nursery/garden center for 80 years (Page 6, Paragraph 8F);
 - D. The Board acknowledged the nonconforming aspect in Paragraph 6A wherein the Board stated: "The use has existed on the site for about 80 years and without contest that the use is nonconforming to current zoning regulations". On Page 10

of the Resolution, there is an acknowledgment of an existing nonconforming use, and specifically in Paragraph 2, the Board determines that the use pre-existed the Ordinances of the Village of Ridgewood.

3. The Application in 1999 was an application for "expansion" of a nonconforming use which in and of itself, is an acknowledgment that the current use was nonconforming, and the Board in 1999 confirmed that the use was a nonconforming use. Although a Certificate of Nonconformity was not issued at that time, the Board has come to the conclusion based upon reviewing the Resolution and further substantiated by the testimony of Eric Roos and others that the use was in existence before the Ordinance prohibiting the use was adopted.
4. The Applicant received site plan approval by virtue of the aforementioned 1999 Resolution issued by the Board. The Board has determined that the site plan for the expansion of a nonconforming use has in fact, expired.
5. The Board has further determined that the nonconforming use consists of the following:
 - A. The use is for a nursery/garden center;
 - B. It is to be used by one operator. The Applicant has stipulated that there will be no subleasing of the Property to additional operators;
 - C. The Applicant has stipulated that there shall be no truck or construction vehicle storage on the site except for the limited trucks and construction equipment used by the nursery/garden center for its operation on the site. Truck deliveries of product to the site and from the site shall be permitted. The nursery/garden center

can sell retail and wholesale, but it is limited to the sale of garden and nursery products. The product line of the nursery/garden center shall be limited to garden products, garden supplies, garden hand equipment, and garden decorative items, however no gasoline or other power equipment, greenhouses, propane, storage sheds or other motorized equipment shall be sold on the site; Nursery products can be grown on the property. No manufacturing or processing of garden or nursery products such as, but not limited to the making of mulch, cutting of wood for firewood or woodchips shall occur on the property.

- D. The hours of operation shall remain as determined by the Board in its 1999 Resolution in which the Board confirmed that the hours of operation shall not exceed 8:00 AM to 9:00 PM except Thanksgiving week, Christmas week, and Easter week when the hours may be expanded from 8:00 AM to 11:00 PM, however, all activities shall cease in closing or for opening from 1 hour after closing to 7:00 AM. There will be no deliveries to the site or trucking from the site from 11:00 PM to 7:00 AM;
- E. No residential use of any kind shall be permitted on the site;
- F. All exterior lighting shall be extinguished no later than 1 hour after closing except for security lighting as the Building Department and Police Department shall review and authorize;
- G. The parameters of the nonconforming use are set forth in the 1999 Resolution and those parameters as it pertains to the nonconforming use, remain in full force and effect. The Board has reconfirmed some of those conditions in this

Resolution, but all remain in effect.

6. The Board has further determined based upon the testimony provided that the nonconforming use has not been abandoned. The Board has rendered this decision based upon a finding that no affirmative subjective intent to abandon the use of the Property for a nursery/garden center occurred. The Board recognizes that the Applicant did in fact expand the nonconforming use beyond the parameters set forth in the 1999 Resolution, and that was done without any land use approval. By virtue of this Resolution, it is understood that the expansion that occurred by the Applicant pertaining to truck parking, subleasing of the Property to various tenants and the like, is not part of the nonconforming use, and shall not be continued.
7. The Board has determined that the site plan that was previously approved has expired. It is understood that the Applicant must remove those structures that had been built without approval forthwith. The Board has determined that the Applicant must restore the Property in those areas where the Applicant never received approval for development on the site, and the Applicant shall submit to this Board a site plan application for the Board to consider in connection with the Applicant's use of the Property as a nursery/garden center within the parameters of the nonconforming use set forth in this Resolution and the July 14, 1999 Resolution. Until the restoration plan is approved, no nursery/garden center operation shall occur on the Property except for cleaning up the site as required under a Settlement Agreement with the Village of Ridgewood. The site plan application for restoration shall be submitted within sixty (60) days of the expiration of the appeal time relative


to this Resolution.

NOW THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Village of Ridgewood on this 30th day of November 2021 the Application of Eric Roos seeking certification of a nonconforming use for the Property at 560 Route 17 North, Ridgewood, New Jersey, and shown as Block 4704, Lot 6.01 for a nursery/garden center is hereby approved, and a Certificate of Nonconformity shall be issued for same subject to the following conditions:

1. All of the conditions set forth in this Resolution as it pertains to the parameter and scope of the nonconforming use shall be adhered to by the Applicant, and to all future owners, successors and assigns.
2. Before resuming the nonconforming use on the Property, the Applicant must restore the Property in those areas where the Applicant never received approval for development on the site, and the Applicant shall also submit to this Board a site plan application for the Board to consider in connection with the Applicant's use of the Property as a nursery/garden center.
3. The Applicant shall post all necessary fees and costs associated with this pending application.

ADOPTED: January 11, 2022

ATTESTED:



SECRETARY



CHAIRMAN

BEW:cbp
(Ridgewood, Roos)

OFFICIAL PUBLIC MONTHLY MEETING: Roos 560 Route 17 North, Block 4704, Lot 6.01


DATE OF DECISION: September 28, 2021

BOARD ACTION:

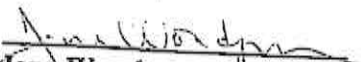
Board Member	Moved	Seconded	Ayes	Nays	Recuse	Abstain	Absent
Greg Brown Chairman			X				
Diana Ruhl		X	X				
Matthew Bendelt	X		X				
Gary Negrycz							
John Papietro			X				
Isaac Lebow							
Michael Pickholz			X				
Jason Curreri Alternate #2							

DATE OF ADOPTION: JANUARY 11, 2022

Village of Ridgewood Zoning
Board of Adjustment

By 
Greg Brown, Chairman

ATTESTED:


Jane Wondergem, Secretary

IN THE MATTER OF THE
APPLICATION OF
ERIC ROOS

BE IT RESOLVED by the Zoning Board of Adjustment of the Village of Ridgewood, that the application of ERIC ROOS for a variance from the strict enforcement of:

- (a) Section 190-100D for the expansion of a non-conforming use; for a non-permitted retail use in a residence zone; for a non-permitted vehicle storage/garage/warehouse use in a residential zone; for a retail parking area and overhead lighting in a residential zone/ for non-permitted structures to house a non-conforming garden center in a residence zone.
- (b) Section 100(3) for a 15 foot side yard, for the location of a dumpster pad and fence in a side yard; for retail parking in a side yard.
- (c) Section 190-124E(2) for the storage and sale of garden products outside of the confines of a building.
- (d) Section 190-124F(1)(a) for five foot high fences; including such fence in a front yard.
- (e) Section 190-100E(7) for a lot width of 123.17 feet, at the setback line.
- (f) Section 190-100E(2) and 190-119A(3) for a 30 foot front yard.
- (g) Section 190-100E(2) for a display area, with temporary lighting, in a front yard;
- (h) Section 246-1, et seq, for a soil removal permit;
- (i) For two 30 square foot signs, one pole mounted and located ten feet from the front street line, and the other to be located on the proposed building, both signs to have illuminated lettering, to face Route 17.

in order to permit the expansion of an existing non-conforming nursery and garden center, at property located at 560 Route 17

5-21-98
2ND
FL 1386 #
Brent 1222

Site Plan
STATIC AND/OR COUNTY ???

North (Block 4704, Lot 6.01) in an R-125 Zone be and is hereby approved for the reasons, findings and conclusions set forth in a resolution, separate from but attached hereto, which resolution is adopted by reference and is hereby made a part of the official minutes of this Zoning Board of Adjustment, subject to the following:

- A. All other regulations of the Village of Ridgewood be complied with without exception.
- B. A building permit must be obtained before any work begins.
- C. Nothing contained in this decision shall supersede the provisions of the Uniform Construction Code of the State of New Jersey.
- D. The hours of operation shall not exceed 8:00 A.M. to 9:00 A.M. except Thanksgiving week, Christmas Week and Easter Week, when the hours may be expanded from 8:00 A.M. to 11:00 P.M.; however, all activity shall cease, in closing or for opening, from one hour after closing to 7:00 A.M.
- E. There will be no deliveries to the site, or trucking from the site, from 11:00 P.M. to 7:00 A.M.
- F. The garage, which may be used to store materials, shall also house vehicles, including bob-cats, small tractors and the like. Outdoor storage of vehicles shall be located on that area of the lot closest to the rear-easterly and southerly sides of the site.
- G. No residential use of any kind shall be permitted on the site.
- H. The septic tank shall be no less than 1,000 gallons.
- I. The planted berm, shown on the plans, shall be continued toward the rear of the site, to the end of the property of the condominium on the north, and the fence line shall be similarly extended.
- J. All exterior lighting shall be extinguished no later than one hour after closing, except for security lighting as the Building Department shall review and authorize.

K. The product line of the garden center shall be limited to garden products, garden supplies, garden hand equipment, and garden decorative items; however, no gasoline or other power equipment, green houses, propane, storage sheds, or other motorized equipment shall be sold on site.

L. This approval is based on plans entitled "Ridgewood Gardens" prepared by Andrew Marshall, Jr., P.E. and L.S., dated December 5, 1997 and revised through March 12, 1999, and as here further revised (six pages) and architectural plans prepared by Scheir Associates, A.I.A. dated August 9, 1996 and revised through April 27, 1999 (2 pages).

IN THE MATTER OF THE
APPLICATION OF
ERIC ROOS

WHEREAS, ERIC ROOS has filed an appeal to this Board of Adjustment in order to permit the expansion of an existing non-conforming nursery and garden center, at property located at 560 Route 17 North (Block 4704, Lot 6.01) in an R-125 Zone; and

WHEREAS, the application was filed on March 7, 1997, seeking certain relief, requested pursuant to N.J.S.A. 40:55D-70(c) and (d); and

WHEREAS, the applicant(s) appeared with Charles C. Collins, Jr., Esq., testimony being taken and exhibits reviewed, at a public hearing, as required by law.

NOW, THEREFORE, BE IT RESOLVED that this Board of Adjustment make the following findings of fact:

1. All persons required to be served with Notice of hearing were duly served, and proof thereof has been duly filed with this Board.
2. Public hearing was held on August 13, 1997 and thereafter at various meetings through June 16, 1999, at the Village Hall of the Village of Ridgewood, said meeting being scheduled, and advertised, and held pursuant to the Open Public Meetings Act. The original application was amended a number of times throughout these hearings, so that the final plan is a substantial modification from the plan that was originally submitted; both as to the size of buildings proposed, configuration of the parking, the planting and landscape.
3. The premises in question are located in an R-125 Zone.
4. Applicants are the owners of these premises by deed of December 30, 1992, recorded in the office of the Clerk of Bergen County in Deed Book 7575 at page 367, et seq.
5. The site in question is located on the easterly side of Route 17, just north of the pedestrian bridge overpass, stairs and ramp, and the bus stop on the northbound lane of the highway, as

shown on a survey prepared by Andrew Marshall, P.E. and L.S., dated January 15, 1997.

6. There is an existing outdoor garden center with sheds, presently on the site, inclusive of a nursery stock area.

7. Applicant(s) seek to permit the expansion of an existing non-conforming nursery and garden center, at property located at 560 Route 17 North (Block 4704, Lot 6.01) in an R-125 Zone.

8. Applicant'(s)' testimony may be summarized as follows:

A. The applicant marked in evidence A-1 through A-17 as shown on the Exhibit list attached hereto, as Exhibit A.

B. The hearings were both voice and stenographically recorded, so that references here to specific testimony is merely to highlight that testimony and is not intended to be a complete account.

C. Mr. Roos testified that the property has been in his family and has been used as a garden and nursery center since 1915, long before zoning regulations in the Village of Ridgewood. He testified further that he purchased a portion of the overall site in 1988, where he built his home in 1988, from his aunt and uncle, and thereafter bought the entire site five years later, with a tenant, Matthew Cerillo operating the nursery. His present intention is to create a garden center building that would house a retail area for the sale of seeds, small potted plants, fertilizer, hand garden equipment, decorative garden items and cut flowers. He, his wife and Matthew Cerillo would operate the garden center as partners. He did not believe that the changes proposed would substantially change the existing business, but proposed that the building, garages, parking area and buffer areas would enhance the operation of the business, provide some covered storage, other than sheds; make the site more aesthetic and organized; buffer the condominium to the north by a planted berm and fencing, center the parking, screen lighting and otherwise improve the site.

D. Mr. Marshall testified several times as to the site plans and site plan changes. The property is described as a Route 17 property, having access only from the highway, adjacent to the

pedestrian overpass, and did not believe the site was suitable to its zoning; in that it would require a variance to erect a single family home with frontage on a heavily traveled State highway - a condition described as undesirable. The various plantings, planted berm, fencing, screening of lights, the reorientation of the parking lot and the provision for a residential type office and store building, appropriate to the present use, were deemed as substantial improvements.

E. Kenneth Shier, the architect, testified as to the building, its modifications and redesign and gave his opinion that the proposed site improvements were aesthetic and a functional benefit. He saw the site being reorganized around the building and being made more compact and efficient.

F. Ms. Donna Holmquist, a professional planner, testified and submitted a report which examined the site, the site use, the zoning, the proposal and the neighborhood. She concluded that the suitability of the site for the existing use, the aesthetics of the proposed reorganization of the site at the proposed building, the compatibility of the site with existing highway development, the 80-year history of the nursery center, all together constituted sufficient special reasons to grant relief. She testified that any impact arising from the proposal could be mitigated by reasonable conditions. It was her opinion that there was very little likelihood that the site would be developed as zoned.

G. The Board's Site Plan committee met with the applicant's engineer and made several suggestions for amendments to the plan, for the Board's consideration. Mr. Marshall testified, as did Mr. Shier, at the June 16, 1999 hearing, to explain revisions to the plans as a result of these hearings, and to make public these revisions.

9A. Objectors, principally Commons of Ridgewood Condominium Association, appeared throughout the proceedings, represented by Robert J. Inglema, Jr., Esq. Mr. Inglema cross-examined witnesses, presented witnesses and exhibits, and presented

legal arguments and written briefs.

9B. The objectors marked in evidence:

- O-1 2 letters of Mr. Inglima of December 10, 1997
- O-2 Resume of March Chisvette, P.E.
- O-3 Ridgewood Tax Map Sheet 47
- O-4 3 photos of site from pedestrian overpass
- O-5 Photos of site from W. Sadle River Road (2)
- O-6 Photos of Condominium property (3)
- O-7 Photos of Condominium buildings (3)
- O-8 Photos of office building and residences on Rt. 17 (1)
- O-9 Photos of outdoor storage on site (4)
- O-10 Photos of dumping and storage on condo site (4)
- O-11 Photos of dumping and storage on condo site (4)
- O-12 Photos of the hardware stores
- O-13 Photos of the hardware stores (4)

9C. Asha Unnikrishnan testified as President of Commons of Ridgewood. She described the condominium as being made up of ten single family units (attached) of 2,000 square feet each with attached garages, built about 1989. Each unit has a deck at the rear. There is about one-half acre of undeveloped property. From the second floor of many units, the residents can see over the trees and bushes into the nursery site. The nursery is storing materials on the southeast side of the condominium property, and have been asked to remove this storage from the condominium site. She expressed concern about adequate buffer planting between these sites; the availability of space for nursery storage, the size of the proposed buildings, parking, lighting and drainage.

9D. Mark Chisvette, P.E., was qualified and testified, and submitted a report with calculations as to traffic movement. He testified to some 90 trips per day on site, with double that on Saturdays. The parking demand for the nursery was estimated at mid-20's on Saturday and in high teens for weekdays. Additional

product lines could easily expand the traffic flow. He believed that the site could present a drainage problem. for any rainstorm of 12 or more minutes duration. He believed the application to be a substantial expansion of the existing use.

9E. Various other members of the condominium association testified and expressed their concern for the flow of traffic, lighting, the increase of traffic for seasonal activity such as the sale of pumpkins, Christmas trees and Easter plants, the splash of light from the nursery into the condominium bedrooms, noise, dumping, early morning activity and the enlargement of the facility.

9F. The above is set forth as highlights and is not intended to represent a verbatim recitation of any of the objector's testimony.

THEREFORE, BE IT RESOLVED that this Board of Adjustment does make the following determinations:

1. The foregoing findings of fact, summary of testimony, and those matters which may be deemed argument, are made a part hereof as if set forth in full.
2. This is an application to vary the provisions of Section:
 - (a) Section 190-100D for the expansion of a non-conforming use; for a non-permitted retail use in a residence zone; for a non-permitted vehicle storage/garage/warehouse use in a residential zone; for a retail parking area and overhead lighting in a residential zone/ for non-permitted structures to house a non-conforming garden center in a residence zone.
 - (b) Section 100(3) for a 15 foot side yard, for the location of a dumpster pad and fence in a side yard; for retail parking in a side yard.
 - (c) Section 190-124E(2) for the storage and sale of garden products outside of the confines of a building.
 - (d) Section 190-124F(1)(a) for five foot high fences; including such fence in a front yard.
 - (e) Section 190-100E(7) for a lot width of 123.17 feet, at the setback line.

(f) Section 190-100E(2) and 190-119A(3) for a 30 foot front yard.

(g) Section 190-100E(2) for a display area, with temporary lighting, in a front yard;

(h) Section 246-1, et seq, for a soil removal permit;

(i) For two 30 square foot signs, one pole mounted and located ten feet from the front street line, and the other to be located on the proposed building, both signs to have illuminated lettering, to face Route 17.

in order to permit the expansion of an existing non-conforming nursery and garden center, at property located at 560 Route 17 North (Block 4704, Lot 6.01) in an R-125 Zone.

Article X of the Ridgewood Village Code, in order to permit the expansion of an existing non-conforming nursery and garden center, at property located at 560 Route 17 in an R-125 Zone.

3. Such application is governed by N.J.S.A. 40:55D-70 (c) and (d).

4. The property is relatively regular in shape and has frontage on Route 17.

5. Applicant '(s)' testimony has been summarized above.

6. The Board finds additionally:

A. The use has existed on this site for about 80 years, and it is without contest, that the use is non-conforming to current zoning regulations.

B. Parking has been haphazard and without definition.

C. The proposed expansion will create a building and bring some, not all, of the outdoor sales into interior space, and will reorganize the site, including a paved, clearly-defined parking area for customers and on-site traffic flow.

D. The site is a route 17 property, with little appeal for development of a one family residential type as presently zoned. Access is limited to Route 17.

E. The overall aesthetics of the site are vastly improved.

F. The condominium which is a recent addition to the

neighborhood, being built 70 years after the commencement of the nursery, will find many benefits by these renovations, and the revisions and conditions established by the Board, including a smaller building, a fuller and longer planted berm with fencing along the boundary between the properties, a better oriented parking lot, screened lighting, a more organized use, some of it being indoors with limitations on hours of operation, and the scope of the use.

G. The specification of enhanced special reasons which would permit an existing non-conforming use to expand are without any specific criteria, except the particular view that the Board and its members have on the application before it. Here, the board was prepared to deny relief, in January, when the applicant requested, and was granted, the right to revise and modify the request for relief. Those revisions were made, and the Board through its site Plan review, added revisions and conditions of approval. They find that:

1. The property is a highway site, impacted by the unusual volume of traffic along Route 17 and the adjacent pedestrian overpass.
2. The use pre-exists the ordinances of the Village of Ridgewood, and traditionally, nursery uses were deemed compatible with residential zones.
3. The proposal as revised and conditioned, is particularly appropriate to this site and the non-conforming enterprise upon it.
4. Although some merchandise may be varied, as sold on the site, the use that will continue is substantially the same kind of use that has existed for 80 years.
5. The reorganization of the site into a small building, a fixed parking lot and nursery area, is aesthetic and eliminates some of the sprawl of the existing site. This, with conditions established by the Board, is a societal benefit, which together with enhanced screening, buffer and light shielding, as well as the items listed above, constitutes special reasons for the grant of relief.

H. The grant of such relief is not inconsistent with the Master Plan of the Village of Ridgewood.

I. The proposed extension will have no substantial detriment on the zoning plan and scheme of the Village of Ridgewood or on the value of neighboring property.

THEREFORE, BE IT RESOLVED that the application of ERIC ROOS for a variance from the strict enforcement of:

(a) Section 190-100D for the expansion of a non-conforming use; for a non-permitted retail use in a residence zone; for a non-permitted vehicle storage/garage/warehouse use in a residential zone; for a retail parking area and overhead lighting in a residential zone/ for non-permitted structures to house a non-conforming garden center in a residence zone.

(b) Section 100(3) for a 15 foot side yard, for the location of a dumpster pad and fence in a side yard; for retail parking in a side yard.

(c) Section 190-124E(2) for the storage and sale of garden products outside of the confines of a building.

(d) Section 190-124F(1)(a) for five foot high fences; including such fence in a front yard.

(e) Section 190-100E(7) for a lot width of 123.17 feet, at the setback line.

(f) Section 190-100E(2) and 190-119A(3) for a 30 foot front yard.

(g) Section 190-100E(2) for a display area, with temporary lighting, in a front yard;

(h) Section 246-1, et seq, for a soil removal permit;

(i) For two 30 square foot signs, one pole mounted and located ten feet from the front street line, and the other to be located on the proposed building, both signs to have illuminated lettering, to face Route 17.

in order to permit the expansion of an existing non-conforming nursery and garden center, at property located at 560 Route 17 and is hereby approved, subject to the following:

- A. All other regulations of the Village of Ridgewood be complied with, without exception.
- B. A building permit must be obtained before any work begins.
- C. Nothing in this decisions shall supersede the provisions of the Uniform Construction Code of the State of New Jersey.
- D. The hours of operation shall not exceed 8:00 A.M. to 9:00 A.M. except Thanksgiving week, Christmas week and Easter week, when the hours may be expanded from 8:00 A.M. to 11:00 P.M.; however, all activity shall cease, in closing or for opening, from one hour after closing to 7:00 A.M.
- E. There will be no deliveries to the site, or trucking from the site, from 11:00 to 7:00 A.M.
- F. The garage, which may be used to store materials, shall also house vehicles, including hob-cats, small tractors and the like. Outdoor storage of vehicles shall be located on that area of the lot closest to the rear-easterly and southerly sides of the site.
- G. No residential use of any kind shall be permitted on the site.
- H. The septic tank shall be no less than 1,000 gallons.
- I. The planted berm, shown on the plans, shall be continued toward the rear of the site, to the end of the property of the condominium on the north, and the fence line shall be similarly extended.
- J. All exterior lighting shall be extinguished no later than one hour after closing, except for security lighting as the Building Department shall review and authorize.
- K. The product line of the garden center shall be limited to garden products, garden supplies, garden hand equipment, and garden decorative items; however, no gasoline or other power equipment, green houses, propane, storage sheds or other motorized equipment shall be sold on site.
- L. This approval is based on plans entitled "Ridgewood Gardens" prepared by Andrew Marshall, Jr., P.E. and L.S., dated December 5, 1997 and revised through March 12, 1999, and as here

further revised (six pages) and architectural plans prepared by Scheir Associates, A.I.A. dated August 9, 1996 and revised through April 27, 1999 (2 pages).

DATED: July 14, 1999

APPLICATION OF ERIC ROOS
EXHIBITS

- A-1 Photograph/ view from Park and Ride walkway north.
- A-2 Photograph/ view on property easterly towards Saddle River Road.
- A-3 Photograph/ view on property westerly toward Route 17 showing two buildings.
- A-4 Photograph/ view from Park and Ride Walkway showing property.
- A-5 Photograph/ view of property from west side (across road) of Route 17 easterly.
- A-7a Colored rendering of retail building.
- A-8 Planning Report of Burgis Associates, Inc., Block 4704, Lot 6.01 dated May 9, 1997, revised September 2, 1997 and February 25, 1998.
- A-9 Existing zoning and land use plan.
- A-12 Sign rendering.
- A-13 Drawing showing proposed location of signs.
- A-14 Revised Site Plan dated March 12, 1999 (5 sheets).
- A-15 Revised Architecturals dated April 27, 1999.
- A-16 Drainage Calculations revised to December 1, 1997
- A-17 Impervious Conditions Report dated May 4, 1999.



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 360 Rt 17 N, also known as Block 4704 Lot 6.01 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: 7/27/2023 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 2240

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 560 Rt 17 N, also

known as BLOCK 4704 LOT 6.01

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, 7/26/2023
 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: 2240 or via email at: jwondergem@ridgewoodnj.net