

**PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.**  
ATTORNEYS AT LAW

WWW.PRICEMEESE.COM

TICE CORPORATE CENTER  
50 TICE BOULEVARD  
SUITE 380  
WOODCLIFF LAKE, NJ 07677  
PHONE: 201-391-3737  
FAX: 201-391-9360

115 E. STEVENS AVENUE  
SUITE 109  
VALHALLA, NY 10604

89 HEADQUARTERS PLAZA NORTH  
SUITE 1465  
MORRISTOWN, NJ 07960

PLEASE RESPOND TO WOODCLIFF LAKE OFFICE

November 21, 2023  
Via Overnight Mail

Our File 705723.000000

Jane Wondergem, Board Secretary  
Village of Ridgewood  
131 N. Maple Avenue  
Ridgewood, NJ 07450

RE: Cohen, Jonathan & Danielle  
210 Orchard Place  
Block 2312, Lot 1  
Application / Board of Adjustment

Dear Ms. Wondergem:

Please be advised that we represent Jonathan and Danielle Cohen, owners of the property located as referenced above. In that regard, enclosed please find three (3) filing packets, consisting of the following:

1. Application, completed and executed by Applicants.
2. Plans entitled "Proposed Addition / Alteration Cohen Residence" prepared by J. Cestaro Architecture, LLC, dated November 16, 2023, consisting of the following:
  - a. Sheet V-1 - Cover Sheet and Existing Conditions.
  - b. Sheet V-2 - Survey, Plot Plan and Zoning Chart.
  - c. Sheet V-3 - Proposed Exterior Elevations.
  - d. Sheet V-4 - Propose Exterior Elevations.
  - e. Sheet V-5 - Proposed Ground & Second Floor Plans.
3. Certificate of Prior Planning and Zoning Board Action.
4. Flood Insurance Rate Map Information (CRS-320).
5. Certificate of Historic Preservation Commission.

Jane Wondergem, Board Secretary  
RE: Cohen, Jonathan & Danielle  
November 21, 2023  
Page -2-

6. Completed Zoning Table.
7. Application Fees as follows:
  - a. Check #114 on the account of Jonathan V. Cohen and Danielle Cohen, payable to Village of Ridgewood, in the amount of \$200.00, representing the variance fee (2 variances);
  - b. Check #115 on the account of Jonathan V. Cohen and Danielle Cohen, payable to Village of Ridgewood, in the amount of \$800.00 representing the required escrow.

Kindly submit for completeness review. Thank you for your courtesies and please do not hesitate to contact us with any questions.

Very truly yours,  
Price, Meese, Shulman & D'Arminio, PC

By: **Matthew R. Weiss**  
Matthew R. Weiss

/mpp  
Encs.

Cc client (letter only - via email)  
Team (letter only - via email)