

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED **RECEIVED MAR 07 2024** BLOCK(S): 2512 LOT(S): 10
 ADDRESS OF SUBJECT PROPERTY: 225 Highland Ave, Ridgewood NJ 07450
 APPLICANT NAME: Kevin Ostrowski APPLICATION NO.: 2BA24-08

TYPE OF APPLICATION(S) - check all that apply	Application Fee(s)	Escrow Deposit(s)
<input checked="" type="checkbox"/> "C" Variance (§190-33) - \$200 per variance, max. \$1,000		
<input type="checkbox"/> "D" Variance (§190-34) - \$1,000 each for prohibited use, expansion of nonconforming use, or density; \$500 each for building height at least 10% over maximum		
<input type="checkbox"/> Appeal of Zoning Officer Decision (§190-29)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30)		
<input type="checkbox"/> Certification of Nonconforming Use/Structure (§190-126G)		
<input type="checkbox"/> Minor Subdivision (§190-45)		
<input type="checkbox"/> Preliminary Major Subdivision (§190-46)		
<input type="checkbox"/> Final Major Subdivision (§190-47)		
<input type="checkbox"/> Exception from Subdivision Design Standards (§190-60)		
<input type="checkbox"/> Permit for Area on Official Map (§190-31)		
<input type="checkbox"/> Permit for Lot not Abutting Street (§190-32)		
<input type="checkbox"/> Extension of Approval (§190-36D, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
TOTAL		

RECEIVED

MAR 07 2024

VILLAGE OF RIDGEWOOD
DEPT. OF PUBLIC WORKS

Instructions to Applicants: All applicants are required to complete the cover sheet and Parts I, II, III and IV. The various attachments must be completed if they apply to your application. If any parts of the form do not apply to your application, please state "not applicable", "none", etc. If you have any questions, please contact the Board Secretary.

PART I. APPLICANT AND OWNER INFORMATION

- A. Applicant Name KEVIN OSTROWSKI
- B. Applicant's Mailing Address 225 HIGHLAND AVENUE, RIDGEWOOD, NJ 07450
- C. Applicant Telephone No. 310.927.4533 If unlisted, check here
- D. Applicant Email KEVOEMAIL@GMAILCOM
- E. Applicant's Attorney Name Darryl W. Siss, Esq.
- F. Applicant's Attorney Address Teschon, Riccobene & Siss P.A.
327 Godwin Avenue Midland Park, NJ 07401
- G. Attorney Telephone No. 201.670.4400 Attorney Email darryl@trslawfirm.com
Attorney paralegal No. 201.670-4400 x. 107 Atty Paralegal Email: Brudman@trslawfirm.com
- H. Property Owner's Name KEVIN OSTROWSKI
- I. Property Owner's Mailing Address 225 HIGHLAND AVENUE, RIDGEWOOD, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 225 Highland Ave, Ridgewood NJ 07450
- B. Tax Map Block Number(s) 2512 Lot Number(s) 10
- C. Zone District(s) R-1
- D. Does the owner or applicant now own or have any interest in any other property that adjoins the premises which are the subject of this application? (check one) Yes No
If yes, describe the adjacent property by block and lot numbers from the current tax map.

E. Are there any deed restrictions, protective covenants, easements, etc. affecting the subject property (check one) Yes No If yes, describe below or on a separate sheet

F. I have obtained from the Secretary of the Board a summary and/or a resolution concerning all prior decisions concerning development applications for the premises and have submitted these documents with this application. (check one) Yes No

Note: This certification must be submitted with the application or the application will be incomplete

G. Existing Use (check all that apply).

Single Family Residence.

Two Family Residence

Other Use (Explain): _____

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

PART III. PROPOSED DEVELOPMENT INFORMATION

A. Proposed Use (check all that apply).

Single Family Residence.

Two Family Residence

Other Use (Explain):

B. Proposed Development (describe all site modifications for which approval is being sought, including buildings, paving, utilities, storm drainage, lighting, signs, landscaping, fencing, etc. and any alterations to existing improvements.

See Attached

C. Required approvals or reviews by other governmental agencies other than the Board of

Adjustment, before construction may start (check all that apply). If in doubt, ask the Board Secretary for information.

- | | |
|------------------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Road Opening Permit |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> Bergen/Passaic County |
| <input type="checkbox"/> Construction Code Official | <input type="checkbox"/> Other Municipality |
| <input type="checkbox"/> Soil Movement Permit | <input type="checkbox"/> N.J. DEP (e.g., wetlands) |
| <input type="checkbox"/> Retaining Wall Permit | <input type="checkbox"/> N.J. DOT (e.g., State highway) |
| <input type="checkbox"/> Flood Hazard Area Construction Approval | <input type="checkbox"/> Other (describe below) |

PART IV. PROPOSED VIOLATIONS OF THE LAND USE ORDINANCE (Chapter 190)

The following must be completed if the application is seeking a variance from the zoning regulations in Chapter 190, *Land Use and Development*.

- A. The following violations of Chapter 190 are proposed by this application (reference the proposed violations by section and paragraph number in the ordinance):

See Attached

- 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); or see attached "C" variance criteria)
- "D" Variance (see §190-34G(1)(a), (b) and (c))

PART V. SIGNATURES AND AUTHORIZATIONS

The undersigned applicant and owner do hereby certify that all the statements contained in this application are true to the best of their knowledge.

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

The undersigned applicant and owner consent to the entering and inspection of the subject premises by the Board and its staff as necessary for the review of this application.

The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.



Applicant/Appellant

3/7/21

Date



Owner

3/7/24

Date

ADDENDUM TO APPLICATION

Applicant: Kevin Ostrowski
Property: 225 Highland Ave., Block 2512, Lot 10.

The property consists of a one-family home. The applicant proposes to add an addition to the rear of the home over the existing garage. It is noted that the minimum lot size requirement for the zone is 14,000 square feet and the existing lot size is 13,125 square feet.

The following variances are requested in connection with this Application.

Section 190-102E(1) Maximum height permitted: 33.9 feet. 40 feet 9.5 inches existing. 35 feet 1 inch proposed.

Section 190-102E(3)(4) Maximum side yard setback: 22.5 feet/24.75 feet required. 9.1 feet/23.2 feet existing. 9.1 feet/23.2 feet proposed.

190-102E(13) Maximum gross building area within 140 feet: 32 percent/3,360 square feet permitted, 33.2 percent/3490 square feet existing, 41.5 percent/4,358 square feet proposed.

VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT

Owner: KEVIN OSTROWSKI

Property Address: 225 Highland Ave, Ridgewood NJ 07450, Block 2512, Lot 10

I am the Owner of the above referenced property. I have consented to the submission of a Land Use Application to the Zoning Board of Adjustment of the Village of Ridgewood.

I hereby grant permission for Zoning Board of Adjustment Members and any of its Professionals and Experts, to enter the property for purposes of inspection in relation to the Land Use Application that I have submitted.

Dated: 2/7/24



Owner

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 2512, LOT 10, 225 Highland Ave (STREET ADDRESS)

was the subject of:

Planning Board action on: _____

- A resolution is attached.
- A resolution is not attached. (If no resolution is available, provide a short explanation.) _____

There are no records of any planning board applications for this property address.

Janell Wondygen 2/29/24
Signature of Planning Board Secretary

Zoning Board action on: 10/9/01

- A resolution is attached.
- A resolution is not attached. (If no resolution is available, provide a short explanation.) _____

There are no records of any zoning board applications for this property address.

Janell Wondygen 2/29/24
Signature of Zoning Board Secretary

IN THE MATTER OF THE
APPLICATION OF
RHODA & ROBERT SCHERMER

BE IT RESOLVED by the Zoning Board of Adjustment of the Village of Ridgewood, that the application of Rhoda & Robert Schermer for a variance from the strict enforcement of Section 190-102E(3)(4)&(13) and 190-119H(2), Article X of the Ridgewood Village Code in order to permit construction of a one-story addition which will maintain a side yard of 15.3 feet where 23.92 feet is the minimum required and aggregate side yards of 24.50 feet where 24.75 feet is the minimum required and a floor area ratio of 33.52% within 140 feet of the front lot line where 30% is the maximum permitted. The addition will result in a total coverage by improvements, within 140 feet of the front lot line, of 51% where 45% is the maximum permitted at property located at 225 Highland Avenue, Block 2512, Lot 10 in an R-1 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.

IN THE MATTER OF THE
APPLICATION OF
RHODA & ROBERT SCHERMER

WHEREAS, Rhoda & Robert Schermer have filed an appeal to this Board of Adjustment in order to permit construction of a one-story addition which will maintain a side yard of 15.3 feet where 23.92 feet is the minimum required and aggregate side yards of 24.50 feet where 24.75 feet is the minimum required and a floor area ratio of 33.52% within 140 feet of the front lot line where 30% is the maximum permitted. The addition will result in a total coverage by improvements, within 140 feet of the front lot line, of 51% where 45% is the maximum permitted at property located at 225 Highland Avenue, Block 2512, Lot 10 in an R-1 Zone; and

WHEREAS, the application was filed on June 8, 2001, seeking certain relief, requested pursuant to N.J.S.A. 40:55D-70(c); and

WHEREAS, the applicants appeared with their architect, Johannes Hoffman, AIA, 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 September 25, 2001, at the Village Hall of the Village of Ridgewood, said meeting being scheduled, and advertised, and held pursuant to the Open Public Meetings Act.

3. The premises in question are located in an R-1 Zone.

4. Applicants are the owners of these premises by deed dated May 24, 1977, recorded in the office of the Clerk of Bergen County in Deed Book 6246 at page 91, et seq.

5. The site in question is located on the southeasterly side of Highland Avenue as shown on a survey prepared by Andre Schan, dated October 25, 1990.

6. There is an existing 2 1/2 story dwelling.

7. Applicants seek to permit construction of a one-story addition which will maintain a side yard of 15.3 feet where 23.92 feet is the minimum required and aggregate side yards of 24.50 feet where 24.75 feet is the minimum required and a floor area ratio of 33.52% within 140 feet of the front lot line where 30% is the maximum permitted. The addition will result in a total coverage by improvements, within 140 feet of the front lot line, of 51% where 45% is the maximum permitted at property located at 225 Highland Avenue, Block 2512, Lot 10 in an R-1 Zone.

8. Applicants' testimony may be summarized as follows:

A. Applicant seeks to build a small addition to the rear of the existing home.

B. The addition will also provide for an entrance at grade level.

C. The addition will greatly enhance the neighborhood with minimal negative impact.

9. No objectors appeared.

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 190-102E(3)(4)&(13) & 190-119H(2), Article X of the Ridgewood Village Code, in order to permit construction of a one-

story addition which will maintain a side yard of 15.3 feet where 23.92 feet is the minimum required and aggregate side yards of 24.50 feet where 24.75 feet is the minimum required and a floor area ratio of 33.52% within 140 feet of the front lot line where 30% is the maximum permitted. The addition will result in a total coverage by improvements, within 140 feet of the front lot line, of 51% where 45% is the maximum permitted at property located at 225 Highland Avenue, Block 2512, Lot 10 in an R-1 Zone.

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

4. Applicants' testimony has been summarized above.

5. The Board finds additionally:

A. That the proposed addition will have no detrimental effect on the value of any neighboring property or on the zoning plan and scheme of the Village of Ridgewood.

B. That the benefits outweigh any detriment by the grant of the variance relief requested.

C. The grant of relief here is not inconsistent with the Master Plan of the Village of Ridgewood.

THEREFORE, BE IT RESOLVED that the application of Rhoda & Robert Schermer for a variance from the strict enforcement of Section 190-102E(3)(4)&(13) & 190-119H(2), Article X of the Ridgewood Village Code, in order to permit construction of a one-story addition which will maintain a side yard of 15.3 feet where 23.92 feet is the minimum required and aggregate side yards of 24.50 feet where 24.75 feet is the minimum required and a floor area ratio of 33.52% within 140 feet of the front lot line where 30% is the maximum permitted. The addition will result in a total coverage by improvements, within 140 feet of the front lot line, of 51% where 45% is the maximum permitted at property located at 225 Highland Avenue, Block 2512, Lot 10 in an R-1

Zone, be 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 decision shall supersede the provisions of the Uniform Construction Code of the State of New Jersey.

Dated: October 9, 2001

c:\ridgewood\resolutions\schermer



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 225 Highland Ave, also known as Block 2512 Lot 10 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: 2/29/2024 [Signature] 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: 225 Highland Ave, also
 known as BLOCK 2512 LOT 10

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 9 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, 2/28/2024
 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



VILLAGE OF RIDGEWOOD

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

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

CERTIFICATION OF TAXES & ASSESSMENTS

Date: 3-11-2024

Block: 2512 Lot: 10

Owner: KEVIN OSTROWSKI

Property Location: 225 HIGHLAND AVENUE, RIDGEWOOD, NJ 07450

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

ARE

ARE NOT

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

ost

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