

# APPLICATION FORM - ONE- OR TWO-FAMILY DWELLINGS VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

**RECEIVED APR 30 2024**

DATE RECEIVED: \_\_\_\_\_ BLOCK(S): 2109 LOT(S): 7

ADDRESS OF SUBJECT PROPERTY: 46 Park Slope

APPLICANT NAME: WHITE APPLICATION NO.: ZBA 24-12

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)		
<b>TOTAL</b>		

*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 Kerry & William White
- B. Applicant's Mailing Address 46 Park Slope
- C. Applicant Telephone No. Kerry - 201-315-4724 If unlisted, check here
- D. Applicant Email [kerry.knowles.white@gmail.com](mailto:kerry.knowles.white@gmail.com)
- E. Applicant's Attorney Name None
- F. Applicant's Attorney Address None
- G. Attorney Telephone No None Attorney Email None
- H. Property Owner's Name Same
- I. Property Owner's Mailing Address Same
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
Owner

**PART II. EXISTING PROPERTY INFORMATION**

- A. Street Address of Property to be Developed 46 Park Slope
- B. Tax Map Block Number(s) 2109 Lot Number(s) 7
- C. Zone District(s) R-1
- D. Does the owner or applicant now own or have any interest in any other property that adjoins 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.  
None

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 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.).

existing single family residence

### 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).

Proposed Attic Dormer / Addition per RDS Drawings

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 checked="" type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Road Opening Permit            |
| <input type="checkbox"/> Health Department                           | <input type="checkbox"/> Bergen/Passaic County          |
| <input checked="" 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):

190- 102 - E - 1 - Building Height

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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))

**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

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.

*Kerry & William White*

*4/30/2024*

Applicant/Appellant

Date

*Kerry & William White*

*4/30/2024*

Owner

Date



# VILLAGE OF RIDGEWOOD

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

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

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## CERTIFICATION OF TAXES & ASSESSMENTS

Date: 5/2/24

Block: 2109 Lot: 7

Owner: Kerry + William White

Property Location: 46 Park Slope

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.

*we*

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



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 46 Park Slope, also known as Block 2109 Lot 7 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: 5/13 /2024 Ja. Wondryn for/  
Christopher J. Rutishauser, PE, CPWM  
Director of Public Works/Village Engineer

**CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION**

BLOCK 2109, LOT 7, 46 Park Slope (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.

Jane Wondrup 5/3/24  
Signature of Planning Board Secretary

Zoning Board action on: 5/14/97

- 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.

Jane Wondrup 5/3/24  
Signature of Zoning Board Secretary

IN THE MATTER OF THE  
APPLICATION OF  
ANTHONY AND CARYN LUPO

BE IT RESOLVED by the Zoning Board of Adjustment of the Village of Ridgewood, that the application of Anthony and Caryn Lupo for a variance from the strict enforcement of Section 190-119C(1)(b)&(f), Article X of the Ridgewood Village Code, in order to permit the expansion of an existing garage with an existing rear and side yard of 1.73' where a 5' yard is required, at property located at 46 Park Slope (Block 2109 Lot 7), in a 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.

D. The applicant shall safeguard an existing shade tree located at or near the garage construction proposed.

E. An existing wall, at the rear yard, shall be stabilized to insure its integrity.

IN THE MATTER OF THE  
APPLICATION OF  
ANTHONY AND CARYN LUPO

WHEREAS, Anthony and Caryn Lupo have filed an appeal to this Board of Adjustment in order to permit the expansion of an existing garage with an existing rear and side yard of 1.73' where a 5' yard is required, at property located at 46 Park Slope (Block 2109 Lot 7), in a R-1 Zone; and

WHEREAS, the application was filed on January 6, 1997, seeking certain relief, requested pursuant to N.J.S.A. 40:55D-70(c); and

WHEREAS, the applicant(s) appeared with Robert Kruse, A.I.A., 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 April 9, 1997, 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 of November 15 1984, recorded in the office of the Clerk of Bergen County in Deed Book 6882 at page 126, et seq.
5. The site in question is located on the westerly side of Park Slope north of Madison Place, as shown on a survey prepared by Sabetay Behar L.S., dated December 29, 1996.
6. There is an existing frame dwelling with detached garage on the site.

7. Applicant(s) seek to permit the expansion of an existing garage with an existing rear and side yard of 1.73' where a 5' yard is required, at property located at 46 Park Slope (Block 2109 Lot 7), in a R-1 Zone.

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

A. The existing garage faces away from the front and this application seeks to enlarge the garage and face it to the frontage.

B. The garage was built to utilize neighboring property.

C. The application seeks to make the existing structure usable and enlarge it somewhat to afford greater utility.

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 190-119C(1)(b)&(f), Article X of the Ridgewood Village Code, in order to permit the expansion of an existing garage with an existing rear and side yard of 1.73' where a 5' yard is required, at property located at 46 Park Slope (Block 2109 Lot 7), in a R-1 Zone.

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

4. The property is regular in shape, but the garage was originally built to access through neighboring property.

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

6. The Board finds additionally:

A. That the proposed extension 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 Anthony and Caryn for a variance from the strict enforcement of Section 190-119C(1)(b)&(f), Article X of the Ridgewood Village Code, in order to permit the expansion of an existing garage with an existing rear and side yard of 1.73' where a 5' yard is required, at property located at 46 Park Slope (Block 2109 Lot 7), in a 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.

D. The applicant shall safeguard an existing shade tree located at or near the garage construction proposed.

E. An existing wall, at the rear yard, shall be stabilized to insure its integrity.

DATED: May 14, 1997



**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: 46 Park Slope, also

known as BLOCK 2109 LOT 7

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.

The property is located in a residential historic district described in the Historic Plan Element of the Master Plan.

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, 5/2/2024  
 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](mailto:jwondergem@ridgewoodnj.net)