

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

RECEIVED JUN 03 2024  
 DATE RECEIVED: \_\_\_\_\_ BLOCK(S): 2012 LOT(S): 14

ADDRESS OF SUBJECT PROPERTY: 131 COTTAGE PLACE

APPLICANT NAME: DIAMOND HECHT APPLICATION NO.: ZBA 24-18

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 LEONARD DIAMOND / KATHY HECHT
- B. Applicant's Mailing Address 131 COTTAGE PLACE RIDGEWOOD NJ
- C. Applicant Telephone No. 201-259-6857 If unlisted, check here
- D. Applicant Email lendiamond@icloud.com
- E. Applicant's Attorney Name N/A
- F. Applicant's Attorney Address N/A
- G. Attorney Telephone No. N/A Attorney Email \_\_\_\_\_
- H. Property Owner's Name LEONARD DIAMOND / KATHY HECHT
- I. Property Owner's Mailing Address 131 COTTAGE PLACE RIDGEWOOD
- 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 131 COTTAGE PLACE
- B. Tax Map Block Number(s) 14 Lot Number(s) 2012
- C. Zone District(s) R1
- 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.  
\_\_\_\_\_

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 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):

- 1- side lot setback of 4.26 feet where 5 feet required
- 2- rear lot setback of 2.89 feet where 5 feet required
- 3- height of 18 feet where 15 feet is maximum

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.

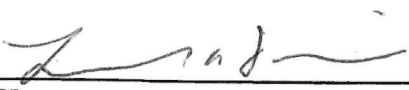
The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.


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.

  
LEONARD DIAMOND  
Applicant/Appellant

5-28-24  
Date

  
Owner

  
Date

The Ridgewood Zoning Board of Adjustment has the power to hear requests for variance relief under the Municipal Land Use Law. In applying for a variance, you must meet the criteria set forth in N.J.S.A. 40:55D-70(C).

**“40:55D-70. Powers**

c. (1) Where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act [40:55D-62 et seq.] would result in peculiar and exceptional practical difficulties to, or exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship; (2) where in an application or appeal relating to a specific piece of property the purposes of this act or the purposes of the “Educational Facilities Construction and Financing Act,” P.L.2000, c.72 (C.18A:7G-1 et al.), would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to article 8 of this act [40:55D-62 et seq.]; provided, however, that the fact that a proposed use is an inherently beneficial use shall not be dispositive of a decision on a variance under this subsection and provided that no variance from those departures enumerated in subsection d. of this section shall be granted under this subsection; and provided further that the proposed development does not require approval by the planning board of a subdivision, site plan or conditional use, in conjunction with which the planning board has power to review a request for a variance pursuant to subsection a. of section 47 of this act [40:55D-60]; and

No variance or other relief may be granted under the terms of this section, including a variance or other relief involving an inherently beneficial use, without a showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance. In respect to any airport safety zones delineated under the “Air Safety and Zoning Act of 1983,” P.L. 1983, C.260 (C.6:1-80 et seq.), no variance or other relief may be granted under the terms of this section, permitting the creation or establishment of a nonconforming use which would be prohibited under standards promulgated pursuant to that act, except upon issuance of a permit by the Commissioner of Transportation. An applicant under this section may be referred to any appropriate person or agency for its report; provided that such reference shall not extend the period of time within which the zoning board of adjustment shall act”.

Please realize that under the pertinent New Jersey Land Use Law, the term “hardship” does not mean a personal hardship, but rather a hardship pertaining to the property itself. In connection

VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT

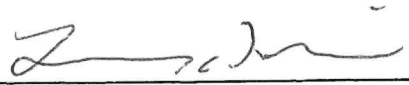

Owner: LEONARD DIAMOND / KATHY HECHT

Property Address: 131 COTTAGE PLACE, Block 14, Lot 2012

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: 8-28-21

  
\_\_\_\_\_  
 Owner



# 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 131 Cottage Place, also known as Block 2012 Lot 14 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: 6/4 /2024    Chris 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: 131 Cottage Place, also  
known as BLOCK 2012 LOT 14

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, 6/14/2024  
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)

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

BLOCK 2012, LOT 14, 131 Cottage Pl (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.

Jan. Wondryan 6/4/24  
Signature of Planning Board Secretary

Zoning Board action on: April 8, 2003, Sept. 25, 2007

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.

Jan. Wondryan 6/4/24  
Signature of Zoning Board Secretary

IN THE MATTER OF THE  
APPLICATION OF

LEONARD DIAMOND & KATHY HECHT

BE IT RESOLVED by the Zoning Board of Adjustment of the Village of Ridgewood, that the application of Leonard Diamond & Kathy Hecht for a variance from the strict enforcement of Section 190-102E(1)&(3), Article X of the Ridgewood Village Code in order to permit construction of a one story and a two and a half story addition which will result in a height above grade of 33.5 feet where 30 feet is the maximum permitted. The one story addition will be set back on the side yard 18.75 feet where 24 feet is the minimum required at property located at 131 Cottage Place, Block 2012, Lot 14 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

LEONARD DIAMOND & KATHY HECHT

WHEREAS, Leonard Diamond & Kathy Hecht have filed an appeal to this Board of Adjustment in order to permit construction of a one story and a two and a half story addition which will result in a height above grade of 33.5 feet where 30 feet is the maximum permitted. The one story addition will be set back on the side yard 18.75 feet where 24 feet is the minimum required at property located at 131 Cottage Place, Block 2012, Lot 14 in an R-1 Zone; and

WHEREAS, the application was filed on November 6, 2002, seeking certain relief, requested pursuant to N.J.S.A. 40:55D-70(c); and

WHEREAS, the applicants appeared on their own behalf, 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 March 25, 2003, 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 September 28, 1994, recorded in the office of the Clerk of Bergen County in Deed Book 7736 at page 257, et seq.

5. The site in question is located on the easterly side of Cottage Place, as shown on a survey prepared by Anthony J. Manno, dated September 21, 1994.

6. There is an existing 2 & ½ story dwelling.

7. Applicants seek to permit construction of a one story and a two and a half story addition which will result in a height above grade of 33.5 feet where 30 feet is the maximum permitted. The one story addition will be set back on the side yard 18.75 feet where 24 feet is the minimum required at property located at 131 Cottage Place, Block 2012, Lot 14 in an R-1 Zone.

8. Applicants' testimony may be summarized as follows:

A. The existing home is non-conforming in many ways.

B. The current height of the building is presently in excess of 30 feet.

C. In order to meet existing roof lines to make the home architecturally harmonious, the addition needs to be 33.5 feet in height.

D. The enhancement to the home and the surrounding neighborhood is consistent with the zone and master plan and outweighs the negative impact of the height.

E. The Historic Preservation Committee reviewed the plans and looked favorably on the proposal by memo dated March 4, 2003.

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(1)&(3), Article X of the Ridgewood Village Code, in order to permit construction of a one story and a two and a half story addition which will result in a height above grade of 33.5 feet where 30 feet is the maximum permitted. The one story addition will be set back on the side yard 18.75 feet where 24 feet is the minimum required at property located at 131 Cottage Place, Block 2012, Lot 14 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 Leonard Diamond & Kathy Hecht for a variance from the strict enforcement of Section 190-102E(1)&(3), Article X of the Ridgewood Village Code, in order to permit construction of a one story and a two and a half story addition which will result in a height above grade of 33.5 feet where 30 feet is the maximum permitted. The one story addition will be set back on the side yard 18.75 feet where 24 feet is the minimum required at property located at 131 Cottage Place, Block 2012, Lot 14 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: April 8, 2003

c:\ridgewood\resolutions\diamond

**VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT**

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF  
LEONARD DIAMOND AND KATHY HECHT

WHEREAS, LEONARD DIAMOND and KATHY HECHT of 131 Cottage Place, Ridgewood, New Jersey (hereinafter referred to as the "Applicant") have filed an application with the Zoning Board of Adjustment of the Village of Ridgewood (hereinafter referred to as the "BOARD") for variance relief to permit the construction of a detached garage which will result in a height of 18 feet where 15 feet is the maximum permitted, a side yard setback of 4.26 feet and a rear yard setback of 2.89 feet where 5 feet is the minimum required for both for property located at 131 Cottage Place, Ridgewood, New Jersey and as shown on the Tax Map as Lot 14, in Block 2012 (hereinafter referred to as "the Property"); and

WHEREAS, the Applicant is requesting relief from Section 190-119C(1)(b)&(f) of the Ridgewood Village Code; and

WHEREAS, Notice of the Application was published and served in accordance with Municipal Land Use Laws of the State of New Jersey; and

WHEREAS, a public hearing was held on September 11<sup>th</sup>, 2007 as it pertains to the variance application; and

WHEREAS, the BOARD by voice voted granted the variance relief sought by the Applicant; and

WHEREAS, in consideration of the testimony, statements, and documents submitted during the course of the public hearing, the BOARD made the following findings of fact:

1. The owners of the property are Leonard Diamond and Kathy Hecht. The Property is located in R-1 Zone.
2. There currently exists on the property, a single family dwelling unit with a detached garage. The house which was built in 1903 is in close proximity to the north property line and constitutes a nonconforming condition as far as setback is concerned. The garage placement and driveway are restricted by this condition. The Applicant received permission from the BOARD to construct a one story and two and one half story addition with an increase in the maximum permitted height and to permit the addition to infringe in a side yard setback, said decision having been made by the BOARD on April 8<sup>th</sup>, 2003.
3. The existing garage which measures 12 feet by 20 feet has a wooden floor and an inadequate foundation. It is in a state of disrepair having suffered from insect damage and rot damage. The Applicant's proposal is to replace this garage at the same location. The new garage would be 22 feet by 22 feet. It will be parallel to the side lot line having a setback of 4.26 feet rather than the required 5 feet and will have a distance from the rear lot line at its closest point of 2.89 feet where 5 feet is the minimum required.
4. The current garage has a side line setback of 1.7 feet and at its closest rear location a rear yard setback of 2.63 feet.

5. The BOARD has determined that the location of the garage is appropriate in this instance for the following reasons:
  - A. It is oriented properly with the existing driveway.
  - B. The actual nonconforming setbacks that currently exist for the side yard and rear yard are not being exacerbated but to the contrary, the new garage will increase the distance from the side yard and rear yard, albeit only by a minimum amount.
  - C. The garage will be in the rear location of the property backing up to a neighboring garage and therefore will have no adverse impact as it pertains to the surrounding properties
6. The BOARD has further determined that the style of the garage as proposed is appropriate in this instance for the following reasons:
  - A. The design will make the garage fit within the character of the historic home and making it taller will match the style of the existing single family dwelling unit.
  - B. The garage is still smaller than other "garages" in the area which were basically large carriage houses.
  - C. The architectural features are appropriate in this instance because they are in keeping with the style of the house.
  - D. On the basis of the forgoing, the height variance in this instance is appropriate recognizing that the garage will be harmonious architecturally with the house and further recognizing that there is a very limited area

where the height exceeds the permitted height due to the fact that there is a very steep roof pitch.

7. On the basis of the forgoing, the BOARD has determined that the various relief is appropriate in this instance and the proposal by the Applicant will fit within the overall characteristics of the neighborhood. The BOARD has determined that there will be no negative impact to the zoning element or zone plan of the Village of Ridgewood as it pertains to the approval of the variances as requested.

NOW THEREFORE, BE IT RESOLVED, on this 25<sup>th</sup> day of September, 2007 by the Zoning Board of Adjustment of the Village of Ridgewood that the request for variance relief, as stipulated by the Applicant and as modified during the course of the application by the Applicant is hereby GRANTED subject to the following conditions:

1. The Applicant shall abide by all of the stipulations set forth in the findings of fact. It is understood that the garage shall be constructed in accordance with the exhibits submitted. The garage will have an exterior of either wood shakes or clapboard and garage doors will be wood. The garage will be painted to match the house.
2. All construction shall be completed in accordance with all ordinances and building requirements of the Village of Ridgewood, the Uniform Construction Code of the State of New Jersey, and in accordance with the instructions of the Construction Official of the Village of Ridgewood.

3. Applicant is required to obtain a building permit, post all necessary fees and costs with Village of Ridgewood prior to any construction.
4. The variance relief granted by this Resolution applies only to such variance request as depicted in this Resolution.
5. Applicant shall comply with any applicable provisions of the affordable housing growth share obligation pursuant to Village Code, Ordinances and law pertaining to affordable housing. No building permits shall be issued until Applicant's growth share obligation, if any, has been determined by the Village and its representative in accordance with applicable Village regulations, Ordinances and directives pertaining to affordable housing and obligations related hereto.
6. Applicant shall comply with the terms of Village Ordinance #2802 relating to mandatory development fees to fund affordable housing (see Section 145-8), if applicable. The Applicant shall comply with all applicable Village regulations, Ordinances and directives pertaining to affordable housing and obligations related thereto.
7. In accordance with Ridgewood Village Ordinance 190-36a, the variance approval set forth herein shall expire unless the required building permits associated with said variance approval are obtained within six months of the date of this Resolution of Approval, or within six months of the date that all

conditions precedent of approval, if any, have been satisfied, whichever occurs later.

ADOPTED:

ATTESTED:



Secretary



Chairman

BEW:ljf

BEW:ljf.mydocs.ridgewood.diamond.hecht.07