

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED: <u>RECEIVED JUN 03 2024</u>	BLOCK(S): <u>2205</u>	LOT(S): <u>20</u>
ADDRESS OF SUBJECT PROPERTY: <u>22 POMAUER WALK</u>		
APPLICANT NAME: <u>ILIN-SCHNEIDER</u>		APPLICATION NO.: <u>ZBA 24-17</u>

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 Serge & Ina Ilin-Schneider
- B. Applicant's Mailing Address 22 Pomander Walk, Ridgewood, NJ 07450
- C. Applicant Telephone No. 6462662103 If unlisted, check here
- D. Applicant Email ina.ilinschneider@gmail.com
- E. Applicant's Attorney Name self-represented
- F. Applicant's Attorney Address N/A
- G. Attorney Telephone No. N/A Attorney Email N/A
- H. Property Owner's Name Serge & Ina Ilin-Schneider
- I. Property Owner's Mailing Address 22 Pomander Walk, Ridgewood, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
N/A

**PART II. EXISTING PROPERTY INFORMATION**

- A. Street Address of Property to be Developed 22 Pomander Walk, Ridgewood, NJ 07450
- B. Tax Map Block Number(s) 2205 Lot Number(s) 20
- C. Zone District(s) R-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.

[Redacted area]

- 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):

[Redacted area]

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

The back line of the property has a rock retaining wall from end to end having approximate height of 7 feet. The rock retaining wall is in poor condition and needs to be replaced.

**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).

It is proposed to replace the current rock retaining wall with concrete interlocking blocks (cambridge sigma or similar). It is also proposed to raise the new wall to similar levels as existing neighboring retaining walls.

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 checked="" 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):

"C" Variance (see §190-33G(1), (2) and (3))

190-124 F(2)(b) - setback of retaining wall  
190-124 F(3)(a) - height of retaining wall

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))

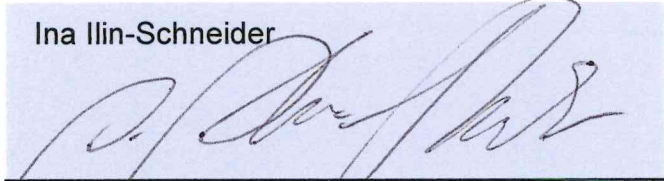
**PART V. SIGNATURES AND AUTHORIZATIONS**

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

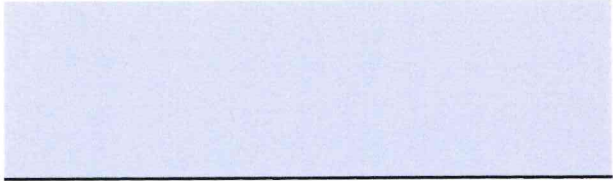
The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

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.

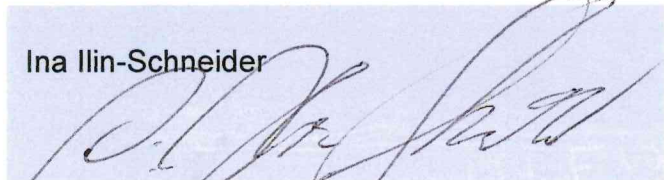
The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.

Ina Ilin-Schneider  


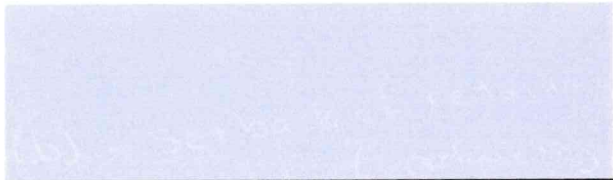
Applicant/Appellant



Date

Ina Ilin-Schneider  


Owner



Date

#### PART IV. PROPOSED VIOLATIONS OF THE LAND USE ORDINANCE

B. We are asking the Board to grant relief of Chapter 190 ordinance requirements using "C" Variance (see §190-33G(1), (2) and (3)).

The existing rock retaining wall is in poor condition and needs to be replaced to provide not only usable space, but also to ensure safety. The neighboring properties numbered 22 and 30 on Pomander Walk have functional retaining walls that have been properly repaired and/or maintained throughout the years. Unfortunately, our retaining wall has not been adequately maintained and is therefore beyond the point of repair.

We are also asking the Board to allow us to raise the existing wall to the levels of the neighboring existing retaining walls. This will eliminate the current visual awkwardness of varied elevations and provide a more usable space.

In addition, we have talked to all of our neighbors about our plans and have not received any objections to the new wall.

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

BLOCK 2205, LOT 20, 22 Pomander Walk (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 Winderup 5/24/24  
Signature of Planning Board Secretary

Zoning 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 zoning board applications for this property address.

Jan Winderup 5/24/24  
Signature of Zoning Board Secretary



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 22 Pomander Walk, also known as Block 2205 Lot 20 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: 5/24/2024 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: 22 Pomander Walk, also

known as BLOCK 2205 LOT 20

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, 5/24/2024  
 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)



# 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

Tax Collectors Office

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## CERTIFICATION OF TAXES & ASSESSMENTS

Date: 5/23/24

Block: 2205 Lot: 20

Owner: Flin-Schneider, Serge & Ina

Property Location: 22 Pomander Walk

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.

A handwritten signature in blue ink, appearing to be "JS".

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

VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT

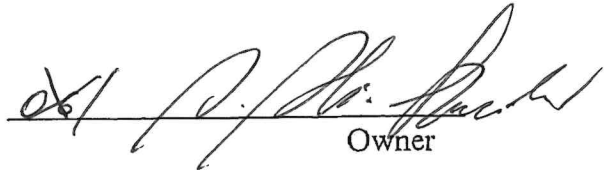
Owner: Serge & Ina Ilin-Schneider

Property Address: 22 Pomander Walk, Block 2205, Lot 20

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: 06/03/24

  
Owner

# Survey Affidavit

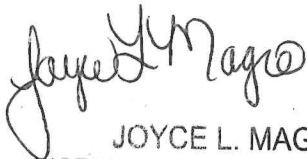
STATE OF NEW JERSEY  
COUNTY OF

} SS:

say(s) under oath:

1. **Representations.** If only one person signs this Affidavit, the word "we" shall mean "I." The statements in this Affidavit are true to the best of our knowledge, information and belief.
2. **Property.** We are the present owners (or duly authorized officers, partners, or members of the present owner), of Property located at 22 Pomander Walk (called this "Property") which we now \_\_\_\_\_ to.
3. **Survey.** We have examined the attached survey of this Property dated 07/24/23 made by Geospatial surveying & layout.
4. **No Change.** The survey shows this Property in its present condition. There have been no changes in the boundary lines of this Property. There have been no changes in the principle building, accessory building, fences, driveway, sidewalks, patios, decks. There has been no installation of any new improvements such as a shed, patio, deck, relocation of sidewalk, patios or decks.
5. **Reliance.** We are aware that the Village of Ridgewood, Zoning Board of Adjustment will rely on the truthfulness and the statements made in this Affidavit in connection with the Variance Application that is submitted to the Zoning Board of Adjustment of the Village of Ridgewood.

Signed and sworn to before me on (date)



JOYCE L. MAGRO  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 26, 2024