

APPLICATION FORM

VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: RECEIVED AUG 02 2024 BLOCK(S): 1404 LOT(S): 20

ADDRESS OF SUBJECT PROPERTY: 75 Hillcrest Rd

APPLICANT NAME: Pack APPLICATION NO.: ZBA 24-26

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	\$400.00	\$1,600.00
<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		

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 Leah Pack
- B. Applicant's Mailing Address 751 Hillcrest Road, Ridgewood, NJ 07450
- C. Applicant Telephone No. [REDACTED] If unlisted, check here
- D. Applicant Email [REDACTED]
- E. Applicant's Attorney Name Darryl W. Siss, Esq. (Teschon, Riccobene & Siss P.A.)
- F. Applicant's Attorney Address 327 Godwin Avenue Midland Park, NJ 07401
- G. Attorney Telephone No. 201.670.4400 Attorney Email darryl@trslawfirm.com
- H. Property Owner's Name Leah Pack
- I. Property Owner's Mailing Address 751 Hillcrest Road, 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 751 Hillcrest Road, Ridgewood NJ 07450
- B. Tax Map Block Number(s) 1404 Lot Number(s) 20
- 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.).

One Family Residence with Detached Garage

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 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) |

SEE ATTACHED

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):

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.

Leah Pack

Applicant/Appellant

7/17/2024

Date

Owner

Date

ADDENDUM TO APPLICATION

APPLICANT: LEAH PACK AND DANIEL PACK

PROPERTY: 751 HILLCREST RD

The applicant proposes to add an entrance area/foyer, including additional closet space to the front left side of the existing structure. As the current structure is at the minimum front yard setback, the addition will encroach into the front yard setback by 2.57 feet. The existing structure is within the side yard setback and will further encroach by 1 foot. Both encroachments are limited to the area of the relatively minor addition.

Variances

Sec 190-102E(2) Front yard setback: 40 feet required, 37.43 feet proposed

Sec 190-102E(3) Side yard setback: 20 feet required (one side), 12.22 proposed (13.23 existing).



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 751 Hillcrest Rd, also known as Block 1404 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: 7/16/2024 Christopher J. 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 07430

PHONE: (201) 670-5500 x 2240

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 751 Hillcrest Rd, also

known as BLOCK 1404 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.

J. Wundergem, 7/15/2024
Signature of HPC Secretary - date

For further information regarding review by the Historic Preservation Commission, please call or contact Jane Wundergem at (201) 670-5500 ext: 2240 or via email at: jwundergem@ridgewoodnj.net

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 1404, LOT 20, 751 Hillcrest Road (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.

Deborah Dwyer 7/15/24
Signature of Planning Board Secretary

Zoning Board action on: Feb. 28, 2017

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.

Deborah Dwyer 7/15/24
Signature of Zoning Board Secretary

VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF
STEVEN BERGANTINO and CHRISTINA KONIG

WHEREAS, STEVEN BERGANTINO and CHRISTINA KONIG of 751 Hillcrest Road, 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 two-story additions and a second story addition which will result in a building height of 32+/- feet, where 30 feet is the maximum permitted; a side yard setback of 13.1 feet, where 21.2 feet is the minimum required; coverage by above-grade structures of 21.6%, and coverage by above-grade structures within 140 feet of the front lot line of 21.6%, where 20% is the maximum permitted for both; gross building area of 32.1%/3,612 square feet, where 32%/3,600 square feet is the maximum permitted; gross building area within 140 feet of the front lot line of 34.4%/3,612 square feet, where 32%/3,360 square feet is the maximum permitted. The Applicant also requests variance relief to permit the construction of a detached garage which will result in a rear yard setback of 1.5 feet, where 5 feet is the minimum required and a height of 18 feet, where 15 feet is the maximum permitted. The variance relief being sought is for the Property known as 751 Hillcrest Road, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 1404, Lot 20 (hereinafter referred to as the Property"), and

WHEREAS, the Applicant is requesting relief from Section 190-102E(1)(3)(10)(11), 190-119J(1),

190-119C(1)(f) and 190-119C(1)(b) Article X 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 February 14, 2017, as it pertains to the variance application; and

WHEREAS, the BOARD by voice vote 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 Steven Bergantino and Christina Konig. The property is located in the R-1 Zone.
2. There currently exists a two story framed dwelling unit with a detached garage. The lot has a series of nonconforming aspects. It has a lot width of 75 feet, where 100 feet is required, lot area of 11,250 square feet, where 14,000 is required, and a garage setback of 1.5 feet, where 5 feet is required.
3. During the course of the public hearing, the Applicant withdrew the request for variances for the height and location of the garage, and stipulated that a new garage would be constructed that would be fully conforming to all bulk standards as set forth in the Ridgewood Ordinances for a detached garage.
4. With that stipulation, the Board has considered the variance request as it pertains to the additions proposed to the dwelling unit. The Board has determined that variance relief is warranted in this instance under N.J.S. 40:55D-70(C)(1) for the following reasons:

- A. The lot has a deficiency in width and there is currently a nonconforming side yard setback of 9.6 feet, where 21.2 feet is required. The Applicant's proposal will infringe in the side yard setback, creating a side yard setback of 13.1 feet which does not exacerbate the current nonconforming condition. The fact that there is no exacerbation of the nonconforming condition coupled with the deficiency in lot width, serves as a basis to grant variance relief in this instance. Conforming to the Zoning Code would constitute a hardship as it pertains to this side yard setback variance request.
 - B. The Board recognizes the deficiency as it pertains to lot area and on that basis, the building coverage for the overall lot and within 140 feet of the front lot line becoming 21.6%, is de minimis in nature based upon the undersized lot that exists.
 - C. Likewise the gross building area deficiency of 32.1% is de minimis in nature and is again, based upon the deficiency in lot area. The Applicant's proposal adds an insignificant amount of square footage, to wit: 12 square feet.
5. The Board has determined that the overall improvements as shown will not be a detriment to the Zone Plan or Zoning Ordinance. Modifications serve to upgrade the entire dwelling unit and be in conformity with those dwelling units within the neighborhood. The proposal does not overburden the lot.

NOW THEREFORE, BE IT RESOLVED, on this 28th day of February, 2017 by the Zoning


Board of Adjustment of the Village of Ridgewood that the request for variance relief by the Applicant is hereby GRANTED subject to the following conditions:

1. The Applicant shall abide by the stipulations set forth in the Findings of Fact.
2. The Applicant shall construct the addition in accordance with the Exhibits entered into evidence during the course of the Public Hearing, and as attached to the Application.
3. 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.
4. Applicant is required to obtain a building permit, post all necessary fees and costs. No building permit shall be issued by the Village of Ridgewood for said construction on this Property until the Construction Code Official has received written verification that all fees have been paid to the Zoning Board of Adjustment of the Village of Ridgewood in regards to said Land Use Application that is the subject of this Resolution. If fees are due and owing, including fees in the escrow account for the Applicant, Applicant shall make payment forthwith in regards to same.
5. The variance relief granted by this Resolution applies only to such variance request as depicted in this Resolution.
6. 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 one year of the date of the adoption of this Resolution, or within one year of the date all of the conditions precedent of approval, if any, have been satisfied, whichever occurs later, and as may be permitted under the New Jersey Permit Extension Act.

ADOPTED: February 28, 2017

ATTESTED:



SECRETARY



CHAIRMAN

BEW:cbp
(Ridgewood, Bergantino & Konig)

OFFICIAL PUBLIC MONTHLY MEETING: Bergantino/Konig, 751 Hillcrest Ave., Block 1404, Lot 20

DATE OF DECISION: February 14, 2017

NAME	MOVED	SECONDED	YES	NO	ABSTAIN	ABSENT	RECUSED OR INELIGIBLE TO VOTE
Hans-Jurgen Lehmann Chairman			X				
Gary Negrycz Vice Chairman				X			
Alyssa Matthews						X	
Diana Ruhl	X		X				
Greg Brown		X	X				
Sergio Alegre			X				
Ines Bunza			X				
John Papietro			X				
Alternate #1							
Isaac Lebow Alternate #2							