

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

| (THIS BOX FOR OFFICIAL USE ONLY)                     |  |
|--|--|
| DATE RECEIVED: <u>RECEIVED SEP 23 2024</u>           | BLOCK(S): <u>3002</u> LOT(S): <u>2</u> |
| ADDRESS OF SUBJECT PROPERTY: <u>468 Cambridge Rd</u> |  |
| APPLICANT NAME: <u>Kaul + Lavita</u>                 | APPLICATION NO.: <u>28724-30</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   | \$600              | \$2000            |
| <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 RACHNA KAUL + MATTHEW LAURITA
- B. Applicant's Mailing Address 468 CAMBRIDGE RD
- C. Applicant Telephone No. [REDACTED] If unlisted, check here
- D. Applicant Email [REDACTED]
- E. Applicant's Attorney Name \_\_\_\_\_
- F. Applicant's Attorney Address \_\_\_\_\_
- G. Attorney Telephone No. \_\_\_\_\_ Attorney Email \_\_\_\_\_
- H. Property Owner's Name RACHNA KAUL + MATTHEW LAURITA
- I. Property Owner's Mailing Address 468 CAMBRIDGE RD
- 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 468 CAMBRIDGE RD
- B. Tax Map Block Number(s) 3002 Lot Number(s) 2
- C. Zone District(s) R2
- 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 prop. (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.).

Single family home  
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).

- Taking down second floor walls within 40 feet of side (we live on a corner). Rebuilding walls to height of 8' (current height 7.5') and increasing pitch of roof
  - Porch on front + side
  - Cover over back door to protect from rain
- 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 <i>ET</i>    | <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)         |

*none*

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

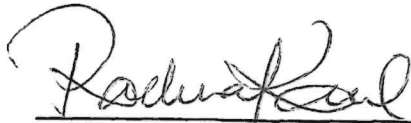
**PART V. SIGNATURES AND AUTHORIZATIONS**

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.



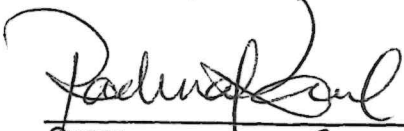
Applicant/Appellant

9/23/2024

Date



9/23/24



Owner

9/19/2024

Date



9/20/24

September 23, 2024

To whom it may concern—

We are writing to describe our hardship for which we are requesting variances on our property. This is regarding Block 3002, Lot 2, which is located at 468 Cambridge Road. We live on a corner lot, but the lot is less than half of the area that is required under the zoning codes. For this reason, our existing building coverage does not conform to the 20% requirement and we are unable to meet the 40 ft setback requirement on the Ponfield Place side of the house.

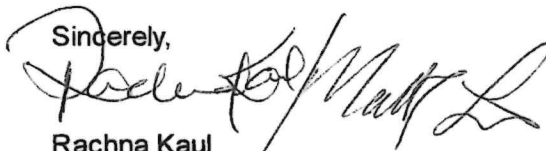
For example, the required lot area is 14,700 sq ft, and our lot is only 7,302 sq ft. Our lot width is 75 ft and not the required minimum width of 105 ft. Therefore, the existing setback on the Ponfield Road side does not conform to the required 40 ft setback. If our lot were not so small, none of these calculations or dimensions would be non-conforming.

Because they are, we are requesting 3 variances. One, to rebuild the second floor at its existing location to make the roofline higher and to make the ceilings inside 8' instead of 7.5". We are able to do this for the remainder of the house which has a conforming footprint, but are unable to do this for the Ponfield Road side of the house due to the 40 ft setback requirement.

The second variance is to add a front/side porch, which will not conform to the setback requirement on the Cambridge Road side by a few feet and the already non-conforming Ponfield Place side. Although we are requesting this, we are also removing a wood deck in the rear of the house, so the overall building and lot coverage increases will partially offset by our proposed project.

And third, we are requesting a cover over our back door to protect ourselves from the weather. This cover will be cantilevered off of the house and not be anchored to the ground. The existing detached garage was constructed closer to the house than the required 12 foot distance. Because of this, adding a small roof over our back door will not conform to the required distance from the house to the detached garage. Again, because our lot is less than half the required size, we are unable to construct a new garage in a different location that will conform to this ordinance.

We thank you for your consideration.

Sincerely,  
  
Rachna Kaul  
Matthew Laurita  
Owners of 468 Cambridge Road

VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT

Owner: RACHNA KAUL + MATTHEW LAURITA

Property Address: 468 CAMBRIDGE RD, Block 3002, Lot 2

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:

9/19/2024

Rachna Kaul  
Owner  
Matthew Laurita

# Survey Affidavit

STATE OF NEW JERSEY  
COUNTY OF Bergen

} 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 468 CAMBRIDGE RD (called this "Property") which we now DWA to.
3. **Survey.** We have examined the attached survey of this Property dated 10/9/2013 made by Mitchell L. Ritchie, L.S.
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)

Sworn to and subscribed  
before me this  
23<sup>rd</sup> day of September, 2024

Renée A. Buono

RENEE A. BUONO  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 1/24/2025

Rachana Kail  
RACHANA KAIL



# 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

## CERTIFICATION OF TAXES & ASSESSMENTS

Date: 9/20/24

Block: 3002 Lot: 2

Owner: Laurita, Matthew & Rachna Kaul

Property Location: 468 Cambridge Rd

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.

VILLAGE OF RIDGEWOOD  
FINANCE DEPARTMENT  
2024 SEP 20 A 9:28

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

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

BLOCK 3002, LOT 2, 468 Cambridge 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.

James Lindgren 9/20/24  
Signature of Planning Board Secretary

Zoning Board action on: 5/22/85

- A resolution is attached.
- A resolution is not attached. (If no resolution is available, provide a short explanation.) Copy of index card for variance approval  
in 1985 to construct dormer which resulted in  
R4sb of 1983 when 40' required + R4sb of 28' when  
30' required. + distance to garage of 9' when 12' required.

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

James Lindgren 9/20/24  
Signature of Zoning Board Secretary

BLOCK 3002, Lot 2  
468 Cambridge Road

85-17

Appeal of BRIAN AND BARBARA CORCORAN to construct a dormer by raising the rear roof 8' on a home which has a front yard of 19.83' where 30' is required and a rear yard of 28' where 30' is required, which home is located 9' from accessory garage instead of the min. of 12'.

Hearing - 4/14/85  
Decision - 5/22 /85

APPROVED



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 468 Cambridge Road, also known as Block 3002 Lot 2 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: 9/20/2024 Christopher J. Rutishauser, PE, CPWM for/  
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 x2240

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 468 Cambridge Road, also  
known as BLOCK 3002 LOT 2

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, 9/20/2024  
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)