

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

RECEIVED JUL 26 2024
 DATE RECEIVED: _____ BLOCK(S): 11604 LOT(S): 4
 ADDRESS OF SUBJECT PROPERTY: 234 Fairmount Road
 APPLICANT NAME: Steinberg APPLICATION NO.: ZBA24-24

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	\$2400
<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	\$600	\$2400

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 Sheila Steinberg, as Trustee
- B. Applicant's Mailing Address 234 Fairmount Road, Ridgewood, NJ 07450
- C. Applicant Telephone No. [REDACTED] If unlisted, check here
- D. Applicant Email [REDACTED]
- E. Applicant's Attorney Name Matthew Weiss / Gail L. Price
- F. Applicant's Attorney Address Price, Meese 50 Tice Blvd Ste 380 Woodcliff Lake NJ
- G. Attorney Telephone No. 201-391-3737 Attorney Email mweiss@pricemeese.com
- H. Property Owner's Name Evan L. Steinberg 2020 Family Trust
- I. Property Owner's Mailing Address 234 Fairmount Road, Ridgewood, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
Trustee/Tenant

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 234 Fairmount Road, Ridgewood, NJ 07450
- B. Tax Map Block Number(s) 1604 Lot Number(s) 4
- 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.).
Two-story dwelling with attached garage and driveway; an inground pool and related pool deck as well as a patio.

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).

One-story addition on first floor with new roof above addition as well as reduced patio and reduced pool deck; new walkway in front of existing house.

C. Required approvals or reviews by other governmental agencies other than the Board of

None known to this Applicant or Provided

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 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):
- §190-102E(11) - Maximum coverage by above-grade structures w/i 140' of front lot line:
20% permitted, 19% existing, 20.7% proposed

 - §190-102E(12) - Maximum gross building area:
24% permitted, 25% existing, 26.1% proposed

 - §190-102E(13) - Maximum gross building area w/i 140' of front lot line:
29% permitted, 35.7% existing, 37.3% proposed

- 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))

ARGUMENTS IN FAVOR OF (C) VARIANCES

- §190-104E(11) Maximum Coverage by Above-Grade Structures w/i 140 ft of Front Lot Line
 - 20% (2800 SF) allowed, 20.7% (2900 SF) proposed
 - This only 100 SF over the maximum allowed. Granting this variance would fulfill the purposes of zoning in that it encourages efficient use of the existing land in that the pool deck and patio are being significantly reduced to accommodate the addition to the home and would not be a substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance because Goal #4 of the 2022 Master Plan includes an interest in continuity for empty nesters and this addition would allow the Steinbergs to remain in Ridgewood while also having the opportunity to host their children and grandchildren when they visit. Furthermore, the 2022 Master Plan recommended the removal of the 140' requirements from the Code, as it is a "confusing and often superfluous standard." (Page 54)
- §190-104E(12) Maximum Gross Building Area
 - 24% (4800 SF) allowed, 26.1% (5227 SF) proposed
 - Granting this variance would fulfill the purposes of zoning in that it encourages efficient use of the existing land in that the pool deck and patio are being significantly reduced to accommodate the addition to the home and would not be a substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance because Goal #4 of the 2022 Master Plan includes an interest in continuity for empty nesters and this addition would allow the Steinbergs to remain in Ridgewood while also having the opportunity to host their children and grandchildren when they visit.
- §190-104E(13) Maximum Gross Building Area w/i 140 ft of Front Lot Line
 - 29% (4060 SF) allowed, 37.3% (5227 SF) proposed
 - Granting this variance would fulfill the purposes of zoning in that it encourages efficient use of the existing land in that the pool deck and patio are being significantly reduced to accommodate the addition to the home and would not be a substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance because Goal #4 of the 2022 Master Plan includes an interest in continuity for empty nesters and this addition would allow the Steinbergs to remain in Ridgewood while also having the opportunity to host their children and grandchildren when they visit. Furthermore, the 2022 Master Plan recommended the removal of the 140' requirements from the Code, as it is a "confusing and often superfluous standard." (Page 54)

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.

Shel Steing trustee 7-16-24
Applicant/Appellant Date

Shel Steing trustee 7-16-24
Owner Date
EVAN L. STEINBERG 2020 FAMILY TRUST

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


EVAN L. STEINBERG 2020 FAMILY TRUST
Owner: SHEILA STEINBERG TRUSTEE

Property Address: 234 FAIRMOUNT RD., Block 1604, Lot 4
RIDGEWOOD, NJ

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: 7/16/24


Owner
EVAN L. STEINBERG 2020 FAMILY TRUST

Survey Affidavit

STATE OF NEW JERSEY
COUNTY OF BERGEN

} SS:

SHEILA STEINBERG, TRUSTEE
EVAN STEINBERG 2020 FAMILY TRUST
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 234 FAIRMOUNT RD (called this "Property") which we now own to RIDGEWOOD, NJ.
3. **Survey.** We have examined the attached survey of this Property dated 3/06/24 made by LHUTELANE, KURSAS + ASSOCIATES, PC.
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)

Jacqueline M. Lukasiak

Sheila Steinberg - Trustee
SHEILA STEINBERG, TRUSTEE
EVAN L. STEINBERG 2020 FAMILY TRUST

JACQUELINE M. LUKASIK
Notary Public - State of New York
No. 01LU6262866
Qualified in New York County 28
My Commission Expires June 4, 2028

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 1604, LOT 4, 234 Fairmount Rd (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 Wondruson 7/17/24
Signature of Planning Board Secretary

Zoning Board action on: 12/8/82, 3/25/87, 2/9/10

- A resolution is attached. 2010
- A resolution is not attached. (If no resolution is available, provide a short explanation.) Index cards attached.
1982 - Addition and rear porch approved
1987 - 2nd floor addition - side yard setback +
aggregate side yards variances - approved.

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

Jane Wondruson 7/17/24
Signature of Zoning Board Secretary

BLOCK 1604, LOT 4
234 Fairmount Road

82-60

Appeal of THOMAS. BARRETT, JR., for additon and rear porch

Heard: 11/17/82

Decision: GRANTED, 12/8/82

1. Exterior finish and roof line to match dwelling
2. Existing shrubbery to be maintained along n. line
3. All other V. regulations to be complied with

Block 1604 Lot 4
234 Fairmount Road

86-61

Appeal of WILLIAM & CAROL McKENNA for the construction of a second floor bedroom which would leave a side yard of 12.4ft. where 15ft. is required and aggregate side yards of 28.10ft. where 33ft. is required.

HEARD: February 25, 1987

DECISION: March 25, 1987 GRANTED

**VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT**

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF
SHEILA STEINBERG

WHEREAS, SHEILA STEINBERG of 234 Fairmount Road, Ridgewood, New Jersey (hereinafter referred to as the "Applicant") has 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 second floor addition which will result in an improvement coverage within 140 feet of the front lot line of 44.17% where 40% is the maximum permitted, and a gross building area within 140 feet of the front lot line of 33.79% , where 29% is the maximum permitted for the Property known as 234 Fairmount Road Ridgewood, New Jersey and shown on the Tax Map as Block 1604, Lot 4 (herein referred to as the Property"), and

WHEREAS, the Applicant is requesting relief from Section 190-119H(1) and 190-119J(13) 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 January 26, 2010, 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 owner of the property is Sheila Steinberg. The property is located in the R-1 Zone.
2. There is an existing two-story framed dwelling unit on the Property. The Applicant proposes to expand the master bathroom and to add a closet in a proposed second floor cantilevered addition, and to construct a new covered porch over the existing platform by the front door.
3. The second floor addition that is proposed is modest in nature and conforms to all setbacks. The covered porch area in the front also meets the appropriate setback and creates a more aesthetically pleasing frontage and enhances the overall streetscape. Likewise the proposed modifications to the building itself, creates an overall aesthetic improvement to the neighborhood. The existing lot coverage is 45.08%. The Applicant proposes to remove a portion of the existing macadam driveway by reducing 2 feet 6 inches of width thereby making the driveway a conforming driveway, and thereby reducing the overall coverage on the lot. By virtue of the Applicant's proposal and nonconforming coverage that currently exists as it pertains to maximum gross building area which is currently nonconforming, and the deviation proposed is minimal. Furthermore, the majority of the area for building coverage is to the rear of the building and is not readily discernable. Furthermore, the lot improvement coverage that is currently at 45.08% will be reduced by virtue of the Applicant's proposal, and the reduction of a nonconformity is from a planning perspective, a benefit. In addition, creating a conforming driveway width from a nonconforming driveway width again

eliminates a nonconformity which represents a good planning purpose. The gabled roof improvement, front porch improvement also serve as benefits. The Board is determined that on the basis of the foregoing findings, the Applicant has demonstrated that variance relief as requested is appropriate in this instance under N.J.S. 40:55D-70(C)(2).

4. The Board has determined that the benefits of reducing a nonconformity, eliminating a nonconformity coupled with the creation of aesthetic and architectural improvements and enhancement of the streetscape, serve as benefits, and that there are no detriments to the Applicant's proposal.
5. The Board acknowledges that the Ridgewood Historic Preservation Commission reviewed the plans and determined that the design element as proposed is appropriate and is similar to the design elements within the neighborhood. The Historic Preservation Commission found the improvements acceptable and recommended to the Board that variance relief be granted.
6. The Board has further determined that the improvements as proposed by the Applicant does not constitute an overdevelopment of the Property, and is not too massive. The improvements as proposed will not be detrimental to the zone plan or zoning ordinance, but constitutes proper expansion of the existing home. The Board has determined that this Application has no negative impact on the zoning element or zone plan of the Village of Ridgewood.

NOW THEREFORE, BE IT RESOLVED, on this 9th February, 2010 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. 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.

7. 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.
8. 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:

ATTESTED



Secretary

BEW:cbp
(Ridgewood.Steinberg)



Chairman



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 234 Fairmount Road, also known as Block 1604 Lot 4
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: 7/17/2024 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 07450

PHONE: (201) 670-5500 x 2240

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 234 Fairmount Road, also
 known as BLOCK 1664 LOT 4

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, 7/17/2024
 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