

**APPLICATION FORM
VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT**

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: RECEIVED JAN 14 2025 BLOCK(S): 2603 LOT(S): 20.01

ADDRESS OF SUBJECT PROPERTY: 385 Goffle Road

APPLICANT NAME: Waldeck 385 Realty, LLC APPLICATION NO.: ZBA25-03

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	\$200.00	\$800.00
<input checked="" 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	\$1,000.00	\$4,000.00
<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	\$1,200.00	\$4,800.00

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 Ken Waldeck + Tom Waldeck
- B. Applicant's Mailing Address 520 Wycokoff Ave., Ramsey, NJ 07446
- C. Applicant Telephone No. 201-669-0646 If unlisted, check here
- D. Applicant Email waldeck326@gmail.com
- E. Applicant's Attorney Name Eric David Becker, Esq.
- F. Applicant's Attorney Address 253 Madison Ave., Wycokoff, NJ 07481
- G. Attorney Telephone No. 201-560-0822 Attorney Email dbecker@davidbecker
esq.com
- H. Property Owner's Name 385 Realty, LLC
- I. Property Owner's Mailing Address 520 Wycokoff Ave., Ramsey, NJ 07446
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
Members of 385 Realty, LLC

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 385 Goffle Rd., Ridgewood, NJ 07450
- B. Tax Map Block Number(s) 2603 Lot Number(s) 20, 01
- C. Zone District(s) R-2
- 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 incomplet

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.).

see attached "Addendum"

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 "Addendum"

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 checked="" 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):

See attached "Addendum"

- 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))

See attached "Addendum"

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: 385 Realty LLC
385 Goffle Road
Property Address: Ridgewood, NJ 07450, Block 2603, Lot 20.01

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: 12/23/24



Kenneth Waldach Owner
Manny Member - 385 Realty, LLC

Survey Affidavit

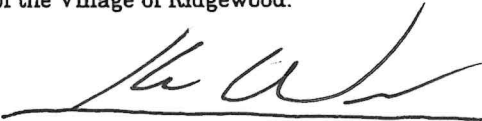
STATE OF NEW JERSEY
COUNTY OF Bergen

} 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 385 Goffle Rd. (called this "Property") which we now _____ to.
3. **Survey.** We have examined the attached survey of this Property dated 7-30-24 made by Lapatka Associates, Inc.
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)



Kenneth Woldech
Meyr Member - 385 Realty, LLC

 12/23/24

CHRISTINE S. BECKER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/8/2025

ADDENDUM

Part II. H. – The existing development of the subject property (11,218 SF) contains a 1 ½ story, 2 family residential dwelling, with a driveway for ingress and egress. Though the property is located in the R-2 zone which allows single family residential uses only, the existing use and structure as a 2 family residential use was deemed permissible when the subject property became part of a minor subdivision approval in 1971. It has been considered and taxed as a lawful two family residential dwelling by the Village of Ridgewood since the approval of the minor subdivision.

Part III. B. – This application proposes the rehab, upgrade and modernization of the existing dwelling/structure. A small expansion of the second floor is proposed, which will allow for a second bedroom, while staying within the perimeter of the first floor. Since this will result in the expansion of a non-conforming use/structure, the owner/application is in need of and requesting a variance in accordance with N.J.S.A. 40:55D-70d. The grant of such approval is appropriate since the actual build out on the second floor is quite small, again staying within the footprint of the existing structure, and the use will remain as a permitted two family residence.

The proposal, as to the first floor, will not expand beyond the existing footprint, except that a portico is proposed for around the front door entrance. This will require variance relief in accordance with N.J.S.A. 40:55D-70c. since the front yard setback requirement is 40 feet, where 32.9 feet result from this portico (existing is presently 39.9 feet). Again, this is a de minimus non-conformity, but which will provide protection from weather conditions, safety, and add to the aesthetics of the structure.

Part IV. A. – Section 190-104 A.(1) is violated since the owner/applicant is proposing to expand the structure and use of this two family residential dwelling, by slightly increasing the size of the second floor and converting it from one to two bedrooms. Though the existing use/structure has been permitted since the lot was subdivided back in 1971, the R-2 zone only permits single family dwellings not two family dwellings, thus the expansion requires variance relief (D Variance).

Section 190-104 E.(2) is violated because the minimum front yard setback in this R-2 zone requires 40 feet, and the front yard setback proposed as a result of the proposed portico shall be 32.9 feet (the existing front yard setback is 39.9 feet). This too requires variance relief (C Variance).

Part IV. B. – A “C” Variance (N.J.S.A. 40:55D-70.c. is appropriate and justified in allowing the construction of a portico over and around the front doorway (encroaching into the front yard setback) since it will provide protection from inclement weather and enhance safety. It will also provide the structure with better aesthetics, resulting in the benefits outweighing any possible detriments.

A “D” Variance (N.J.S.A. 40:55D-70.d. is appropriate and justified since the minimal addition to the second floor will stay within the footprint of the existing structure, thus not increasing the square footage on the lot; and increasing the second floor to a two bedroom dwelling will not increase the use beyond the existing two family residential dwelling. Since the actual use (existing two family residential dwelling) will go unchanged, there is no substantial detriment to the public good and surrounding neighborhood. This is also a transitional lot (lies between commercial properties and residential properties), thus no substantial impairment to the zone plan.



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: 385 Goffhe Road, also

known as BLOCK 2603 LOT 20.01

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, 1/17/2025
 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



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 385 Goffle Road, also known as Block 2603 Lot 20.01 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: 1/17/2025 Chris Wundergen for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 2603, LOT 2001, 385 Goffhe Road (STREET ADDRESS)

was the subject of:

Planning Board action on: March 16, 1971

A resolution is attached.

A resolution is not attached. (If no resolution is available, provide a short explanation.) Approval letters from PB + County

attache b

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

Jane Wondygn 1/17/25
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.

Jane Wondygn 1/17/25
Signature of Zoning Board Secretary



COUNTY PLANNING BOARD COUNTY OF BERGEN

29 LINDEN STREET, HACKENSACK, NEW JERSEY 07601 TEL: (201) 488-4200

February 3, 1971

Ridgewood Planning Board
Municipal Building
Ridgewood, New Jersey 07450

Re: Processing #2467M
Lot 20, Block 2603
Alfred Waldeck

Gentlemen:

This is to inform you that the Bergen County Planning Board has reviewed and approved the above mentioned minor subdivision.

The final tracing may be brought to our office for signature at your convenience. This subdivision, being of minor status, can be signed by our Planning Director, Donald J. Clark, as opposed to a major subdivision which can only be signed at the Planning Board's monthly public meeting.

Yours truly,

Raymond A. Liberti
Raymond A. Liberti
Senior Planner

RAL/cs

cc: Alfred Waldeck
385 Goffle Road
Ridgewood, N. J.

Robert P. Bosland
93 Kuhn Drive
Saddle Brook, N. J.

E. Ranuska, D. Westerfield, C. O'Connor, J. Perry,
G. Russell, A. Herkomer, R. Liberti

JAMES R. SUTPHEN
Chairman

GEORGE H. DIECKMANN
Vice Chairman

BERNARD A. SCHWARTZ
Secretary

F. WILLIAM BALLOU

JOSEPH A. CARUCCI

FRED C. DE PHILLIPS

HENRY L. HOEBEL

WILLIAM D. MC DOWELL

JAMES A. SPADY

DONALD J. CLARK
Planning Director

VILLAGE OF RIDGEWOOD

BERGEN COUNTY, NEW JERSEY



March 17, 1971

PLANNING BOARD

GI. 4-5500

Mr. Alfred Waldeck
385 Goffle Road
Ridgewood, N. J.

Dear Mr. Waldeck:

The Planning Board, at its March 16, 1971, public meeting, approved your application for the minor subdivision of Lot 20 in Block 2603.

You will be notified when the tracing has been signed.

Very truly yours,

Robert Marshall
Secretary

RM/o'd

cc: A. H. Gudrian
C. N. Delgado
Bruce K. Byers, Esq.

VILLAGE OF RIDGEWOOD

BERGEN COUNTY, NEW JERSEY



PLANNING BOARD
GL. 4-5500

NOTICE OF SUBDIVISION ACTION

Take notice that the Planning Board of the Village of Ridgewood has taken the action noted on the following subdivisions:

The application of GODFREY F. & ZOE E. KRITZLER for the minor resubdivision of Lots 6 and 7 in Block 3409, at Wall Street and Walthery Avenue - APPROVED

The application of MAURICE JOONDEPH for the minor subdivision of Lots 8 and 9 in Block 3703, E. Ridgewood Avenue - APPROVED

The application of ALFRED WALDECK for the minor subdivision of Lot 20 in Block 2603, Goffle Road - APPROVED

The application of JOHN H. SMITH, DOROTHY L. SMITH, AND ALICE LEPPERT for the minor subdivision of Lots 11, 15, 16 and 17 in Block 2505, Melrose Place, Carolina Place and Ferris Place - APPROVED

Robert Marshall
Secretary

(1 time only)

April 2, 1971

Mr. Alfred Waldeck
385 Goffle Road
Ridgewood, New Jersey

Re: Minor Subdivision
Lot 20 in Block 2603

Dear Mr. Waldeck:

The tracing of the above subdivision has now been signed and may be picked up in the Village Engineer's office upon payment of \$2.16, cost of the necessary prints.

Please note and follow the enclosed instructions regarding filing of this subdivision with the County Clerk's Office.

Very truly yours,

Robert Marshall
Secretary

RM/o'd

Encl.

Received from Ridgewood Planning Board, original tracing of subdivision of Lot 20 in Block 2603.

Alfred B. Goldmark

Date: *March 4/31*

Due: \$2.16

INTER-OFFICE CORRESPONDENCE
VILLAGE OF RIDGEWOOD

FROM Robert Marshall, Secretary **DATE** February 2, 1971

TO Site Plan and Subdivision Committees

SUBJECT: ALFRED WALDECK APPLICATIONS, LOT 20, BLOCK 2603

Attached are revised site plan and subdivision applications received from Alfred Waldeck. The County has informed us that it has approved the subdivision application, so we can now proceed to dispose of these two applications.