

NOTICE OF HEARING TO PROPERTY OWNER  
VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT

Dear Property Owner:

PLEASE TAKE NOTICE that on May 13, 2025 at 7:30 p.m., the Village of Ridgewood Zoning Board of Adjustment (“the Board”) will hold a Public Hearing at the Village Hall Court Room (Fourth Floor), 131 North Maple Avenue, Ridgewood, New Jersey 07450 on the application filed by Les Dann, LLC (the “Applicant”) with respect to the property identified as Block 3905, Lots 12, 13, and 14 on the Village of Ridgewood’s Official Tax Map and simultaneously bearing the address of 246-264 South Broad Street, Village of Ridgewood, New Jersey, located in the R-3 Two-Family Residence District (the “Property”). With this application, the Applicant seeks the following:

1. Preliminary and Final Major Site Plan Approval for Block 3905, Lots 12, 13, and 14 for an autobody shop with related offices and indoor and outdoor storage with any and all necessary variances, waivers, and/or exceptions;
2. An expansion of a Nonconforming Use Variance approval of the autobody shop, related offices and indoor and outdoor storage; and
3. Use Variance approval for use of all three properties as an autobody shop with related offices and indoor and outdoor storage (and any other relief that may be required) for the construction of an autobody shop with indoor and outdoor storage, which will serve as the principal use at the Applicant’s Property.

The Property that is the subject of this application is, as noted above, located in the R-3 Two-Family Residence District, adjacent to the Affordable Housing AH-1 District. The current uses at the Property are an autobody shop with outside storage (known as Mountain View Auto Body), a contractor’s office yard, and a residential dwelling. The Applicant seeks to raze the residential dwelling and other buildings and use all 3 properties for its existing autobody body shop with continuing indoor and outdoor storage.

The Property is comprised of three (3) adjoining lots under common ownership by the Applicant. These three lots have three separate uses; Block 3905, Lots 12 and 14 consist of the autobody shop with offices, indoor and outdoor storage, which are pre-existing nonconforming uses. Block 3905, Lot 12, which is located between the two other lots, is currently used as a single-family residence (which also has some historical outside storage from the autobody shop behind the house). The Conrail Erie Lackawanna Railroad is located to the westerly side of the Property. The Metropolitan A.M.E. Zion Church is located to the southeastern side of the Property, on the corner of Highwood Avenue and South Street. Lastly, there are multifamily housing units located to the easter side of the Property.

The Applicant proposes to consolidate by Deed all three lots involved in this application and to expand the pre-existing nonconforming uses of autobody shops with inside and outside storage that have existed on lots 12 and 14 of Block 3905 for over half a century (as previously determined by this Board) and to include lot 13, which lies between Lots 12 and 14.

On November 12, 2024, the Board granted the Applicant’s request for a Certificate of Pre-Existing Non-Conforming Use, which was memorialized in a resolution, dated November 26, 2024, and pursuant to which the Board issued the Applicant a Certificate of Non-Conformity for “autobody shopuse” with outside storage on both lots 12 and 14 (of the Property). As such, the Board affirmed the Applicant’s right to continue the pre-existing nonconforming use as an autobody shop on lots 12 and 14 (with the exception of a portion of Lot 14 that previously contained the footprint of a residential dwelling and the area directly in front of it), and now the Applicant is , seeking site plan approval, “D” variance, and bulk variance relief to construct a new auto body shop on the Property as aforesaid.

With this application, the Applicant seeks to construct a new state-of-the-art autobody shop with related offices and indoor and outdoor storage on the Property and seeks Preliminary and Final Major Site Plan Approval as well as “D” or use variances pursuant to N.J.S.A. 40:55D-70(d) as follows: (d)(2) expansion of a nonconforming use variances for Lots 12 and 14 to expand the Applicant’s current autobody shop, related offices, indoor and outdoor storage known as Mountain View Auto Body, which is already situated on the Property and a (d)(1) use variance for Lot 13 for use as an autobody shop with related offices and indoor and outdoor storage, as it is currently used as a single-family residence..

The Applicant also proposes to erect one (1) wall sign measuring 7’-3” high x 26’-10” wide, and one (1) freestanding sign measuring 3’-0” high x 10’-0” wide, for the new autobody shop, which signage is prohibited in residential zones pursuant to §190-122(C) and, thus, the Applicant requires and requests (d)(1) and/or (d)(2) use variance relief for the proposed signage (because there are two (2) existing wall signs affixed to the building on Lot 12) and any “C” or bulk variance relief associated therewith pursuant to N.J.S.A. 40:55D-70(c) (which are subsumed within the “D” variances, technically leaving just the “D” variances).

The Applicant also requests the following “C” or bulk variances pursuant to N.J.S.A. 40:55D-70(c) associated with the application (which are subsumed within the “D” variances, technically leaving just the “D” variances) as follows:

	Existing Lot 12	Existing Lot 13	Existing Lot 14	Required (Consolidated)*	Proposed (Consolidated)*
Side Yard Setback - §190-106(E)(4)	12.28 ft.	42.88 ft.	16.18 ft.	85 ft.	74.9 ft.
Max. Improv. Cov. of Total Lot - §190-119(H)(1)	100%	76%	94%	35%	68.82%
Max. Improv. Cov. of Portion of Lot - §190-119(H)(2)	100%	30.18%	85.7%	35%	57.48%
Min. Rear Yard Setback (Retaining Walls) - §190-124(F)(2)(b)	N/A	N/A	N/A	4.76 ft.	.6 ft.
Parking Space Sizes - §190-90(B)	N/A	N/A	N/A	9x20	9x18
No. of Parking Spaces - §190-90(B)	N/A	N/A	N/A	88.5	84 (81 + 3 EVSE Credits)
Tandem Parking -	N/A	N/A	N/A	Not Permitted	Proposed

§190-121					
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\* The required and proposed distances/coverages/percentages have been calculated as if the Applicant has consolidated all three lots into one lot, by way of a Deed of Consolidation.

The Applicant also seeks relief from the requirement of 24/7 accessible trash & recycling access for removal trucks, due to the fact that such dumpsters shall be enclosed behind a locked fence and accessible only during operating hours.

While the Applicant disagrees, to the extent the Board determines that §190-96A(4)(f) of the Village Code imposes bulk standards and floor area restrictions to the project which the project would exceed, if applicable. As such, this notice advises of same.

Additionally, the Applicant proposes landscape buffers separating its operation from the multi-family residential neighborhood and along the roadway.

The Applicant further reserves the right to seek any and all additional variances, variations, waivers and interpretations as the Board and/or its professionals may determine to be required.

This notice is sent to you as an owner of property within 200 feet of the Property. Members of the public may appear at said hearing and participate and be heard therein in accordance with the rules of the Village of Ridgewood's Zoning Board either with or without an attorney and present any comments or objections which they may have to the granting of the relief sought in the application.

The application is available for review on the Village of Ridgewood website, [www.ridgewoodnj.net](http://www.ridgewoodnj.net), and at the office of the Secretary to the Board of Adjustment in the Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey during office hours of 8:30 a.m. to 4:30 p.m.

**SEMERARO & FAHRNEY, LLC**

Attorneys for Applicant

Les Dann, LLC

*Mark J. Semeraro*

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MARK J. SEMERARO, ESQ.

Dated: April 28, 2025