

# CAPIZZI LAW OFFICES

205 Fairview Avenue  
Westwood, NJ 07675

MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)  
N.J., N.Y., & D.C. Bars 201 266 8301 (f)  
Capizzilaw.com

June 13, 2025

## **Revised Plan Submittal for the Public Hearing of June 24, 2025**

### **Via Hand Delivery**

Jane Wondergem – Secretary  
Ridgewood Zoning Board of Adjustment  
131 N Maple Avenue  
Ridgewood, NJ 07450

Re: Louros – Ridgewood ZBA (the “Applicant”)  
220 Orchard Place; Block 2311, Lot 5.01 (the “Property”)

Dear Ms. Wondergem:

As you are aware, this office represents the above-referenced Applicant in connection with their application before the Ridgewood Zoning Board of Adjustment (the “Board”) seeking to raze the existing dwelling and construct a new single-family dwelling fronting on Orchard Place with a side loading garage accessed from Briarcliff Road as well as a pool and patio area in the rear yard. The Applicant was before the Board on May 27, 2025 (the “Hearing”), during which the Board asked the Applicant to consider making certain modifications to the proposed improvements. Therefore, the Applicant’s Professionals revised their respective plans to address comments raised at the Hearing.

To that end, enclosed please find the following for consideration during the June 24, 2025 hearing:

1. Revised Village of Ridgewood Board of Adjustment Application, Survey Affidavit, Revised Reasons for Relief, and Letter of Denial dated January 31, 2025 attached thereto (4 copies);
2. Site Plan prepared by Koestner Associates consisting of one (1) sheet dated January 30, 2025 and last revised as of June 10, 2025 (4 copies);
3. Exhibit to Show Setbacks Along Briarcliff Road prepared by Koestner Associates consisting of one (1) sheet dated June 10, 2025 (4 copies);
4. Architectural Plan prepared by Jordan Rosenberg & Associates consisting of four (4) sheets dated February 20, 2025 and last revised as of June 11, 2025 (4 copies); and
5. Deed to Property (4 copies).

This letter shall also confirm this matter is scheduled to be heard before the Ridgewood Zoning Board of Adjustment on Tuesday, June 24, 2025, at 7:30pm.

Jane Wondergem – Secretary  
June 13, 2025  
Page 2 of 2

Thank you.

Very truly yours,

*Karissa Vittorio*

Karissa Vittorio, Paralegal

MGC/kv  
Enclosures

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED: _____	BLOCK(S): <u>2311</u>	LOT(S): <u>5.01</u>
ADDRESS OF SUBJECT PROPERTY: <u>220 Orchard Place, Ridgewood, NJ 07450</u>		
APPLICANT NAME: <u>Nicholas and Brittany Louros</u> <u>c/o Matthew G. Capizzi, Esq.</u>	APPLICATION NO.: _____	

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	\$1,000.00	\$4,000.00
<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)		
<b>TOTAL</b>	<b>\$1,000.00</b>	<b>\$4,000.00</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 Nicholas and Brittany Louros c/o Matthew G. Capizzi, Esq.
- B. Applicant's Mailing Address 205 Fairview Avenue, Westwood NJ 07675
- C. Applicant Telephone No. 201-266-8300 If unlisted, check here
- D. Applicant Email matthew@capizzilaw.com
- E. Applicant's Attorney Name Matthew G. Capizzi, Esq.
- F. Applicant's Attorney Address Same as above
- G. Attorney Telephone No. \_\_\_\_\_ Attorney Email \_\_\_\_\_
- H. Property Owner's Name Same as Applicant
- I. Property Owner's Mailing Address 220 Orchard Place, Ridgewood NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
N/A

**PART II. EXISTING PROPERTY INFORMATION**

- A. Street Address of Property to be Developed 220 Orchard Place, Ridgewood NJ
- B. Tax Map Block Number(s) 2311 Lot Number(s) 5.01
- 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 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.).

See attached Reasons for Relief.

### 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 Reasons for Relief.

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              | <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):

1. Minimum Front Yard Setback as to Briarcliff Road: (40' Minimum Required v. 18.17' Existing and 25.29' Proposed);
2. Maximum Coverage Above Grade Structure as to Orchard Place: (20% Maximum Allowed v. 23.35% Proposed); and
3. Maximum Gross Building Area as to Orchard Place: (32% Maximum Allowed v. 38.50% 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): See attached Reasons for Relief

- 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))

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February 25, 2025  
**Revised June 13, 2025**

## Reasons for Relief

Chairman Gregory Brown and Members of the Board  
Ridgewood Zoning Board of Adjustment  
131 North Maple Ave.  
Ridgewood, NJ 07450

Re: Louros – Ridgewood ZBA (the “Applicant”)  
220 Orchard Place; Block 2311, Lot 5.01 (the “Property”)

Dear Mr. Chairman and Members of the Board:

The Property is located in the Villages R-2 Zone, is a corner lot with frontage along Orchard Place to the North and Briarcliff Road to the East, contains a lot area of 15,608 square feet and a lot width of 80’ where 105’ is the minimum required. The Property is improved with a single-family dwelling which is non-conforming as to: Minimum Front Yard Setback along Briarcliff (40’ Min. Required v. 18.17’ Existing); and Maximum Building Height (30’ Max. Allowed v. 30.54’ Existing).

The Applicant seeks to raze the existing dwelling and construct a new single family dwelling fronting on Orchard Place with a side loading garage accessed from Briarcliff Road as well as a pool and patio area in the rear yard, all of which is collectively referred to as the “Application”.

The Application requires the variance relief described below:

- Minimum Front Yard Setback as to Briarcliff Road: (40’ Minimum Required; 18.17’ Existing; 25.29’ Proposed) – While still a variance condition, the proposal results in placing the new home 7’ further away from Briarcliff Road. The Applicant’s inability to comply with the front yard setback requirement results from the narrowness of the Property, having only 80’ of lot width where 105’ is required. It is the 25’ shortfall in lot width that triggers the need for this variance.
- Maximum Coverage By Above Grade Structures Within 140’ of Orchard Place: (20% Maximum Allowed v. 23.35% Proposed). This variance also results from the narrowness of the Property. If the lot had the required width of 105’ within the first 140’ of the lot depth, the Applicant would be allowed 20% of 14,700 square feet or 2940 square feet of coverage. However, due to the narrowness of the lot, the Property only has 11,056 square feet of area within the first 140’ or 2,211 square feet of coverage. The Applicant is proposing 2582 square feet of coverage by above grade structures within

Chairman Gregory Brown and Members of the Board

February 25, 2025

**Revised June 13, 2025**

Page 2 of 2

the first 140' of the lot, which is 358 square feet less than what could be constructed on a conforming lot.

- **Maximum Gross Building Area Within 140' of Orchard Place: Maximum Coverage By Above Grade Structures Within 140' of Orchard Place: (32% Maximum Allowed v. 38.5% Proposed).** This variance also results from the narrowness of the Property. If the lot had the required width of 105' within the first 140' of the lot depth, the Applicant would be allowed 32% of 14,700 square feet or 4704 square feet of gross building area. However, due to the narrowness of the lot, the Property only has 11,056 square feet of area within the first 140' or 3538 square feet of gross building area. The Applicant is proposing 4260 square feet of gross building area within the first 140' of the lot, which is 444 square feet less than what could be constructed on a conforming lot.

Despite the undersized nature of the Property as to width, except for the front yard setback along Briarcliff (which is an improvement over the existing condition), the home is being placed at the required setbacks, provides a conforming height and meets the maximum gross building area and maximum total coverage by above grade structures for the entire lot.

Based upon the above, the variances, individually and collectively, can be granted without causing a substantial negative impact to the neighborhood. Therefore, the Applicant requests his Application be granted.

Thank you.

Very truly yours,

***Matthew G. Capizzi, Esq. /s***

Matthew G. Capizzi, Esq.

MGC/hs

# 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 220 Orchard Place, Ridgewood NJ (called this "Property") which we now own and possess to.
- 3. Survey.** We have examined the attached survey of this Property dated 1/30/2025 made by Koestner Associates.
- 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)



Nicholas Louros



# VILLAGE OF RIDGEWOOD

131 North Maple Avenue  
Ridgewood, New Jersey, 07451

## Building Department

(201) 670-5500

(201) 670-5549

January 31, 2025

Mr. Nick Louros  
1085 Linwood Avenue  
Ridgewood, N.J. 07450

Re: Block 2311 Lot 5  
220 Orchard Place

Dear Mr. Louros:

A review of your application for a building permit regarding 220 Orchard Place, (R-2 zone) has been made. A variance must be obtained from the Planning Board, per Planning Board resolution 2024-07 for the construction of a new single family dwelling which would result in a front yard, on Briarcliff Road, of  $\pm 23.25$  feet where 40 feet is the minimum required, and would result in a total coverage by above grade structure, within the first 140 feet, of 23.3% where 20% is the maximum permitted, and would result in total gross building area, within the first 140 feet, of 38.4% where 32% is the maximum permitted. Also a variance will be required for the proposed patio, along the proposed pool, which will result in a side yard of 4.5 feet where 10 feet is the minimum required. Also a variance would be required for the installation of a fence in the front yard, on Briarcliff Road, which would result to be 6 feet where 4 feet is the maximum permitted.

Under the provisions of § 190-104E(2)(11), and § 190-119J(1), and § 190-124 F(3)(a) and §190-124F(3)(b)[2] Article X of the Ridgewood Village Code, "Minimum front yard: 40 feet"; "Maximum coverage by above-grade structures located within 140 feet of the front lot line: 20% of the lot area within 140 feet of the front lot line"; "Maximum gross building area for single family... 10,500 to 13,999 square feet - 32%, 4060 sf"; "Maximum height...the height of fences shall not exceed four feet".

If you have any questions, please feel free to contact me.

Sincerely,

Paola G. Perez  
Assistant Zoning Officer  
PGP

Prepared by:

GIUSEPPE C. RANDAZZO, ESQ.

# DEED

This Deed made on May 8, 2025

## BETWEEN

185 JACKSON LLC a New Jersey Limited Liability Company with a address of 16 Sherwood Lane, Wyckoff , New Jersey 07481 hereinafter referred to as the "LLC" under oath referred to as the "Grantor" AND

Nicholas Louros , married whose address is about to be 220 Orchard Place, Ridgewood, NJ 07450 referred to as the "Grantee".

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of NINE HUNDRED FIFTY THOUSAND DOLLARS AND NO CENTS (\$950,000.00). The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Village of Ridgewood  
Block: 2311 Lots : 5 & 5.01

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Village of Ridgewood, County of Bergen, and State of New Jersey.  
The legal description is:

See Exhibit "A" Description attached hereto and made a part hereof.

(Tract 1 - Original LOT 5 )

185 Jackson LLC by Deed from Bank of America, N.A., dated April 25, 2024, recorded May 3, 2024, in the Bergen County Clerk's Office, in V Book 5230 Page 717. Being the same premises conveyed to Bank of America, N.A. by Deed from Lucy M. Clarke, an unmarried person, dated February 29, 2024, recorded April 4, 2024, in the Bergen County Clerk's Office, in V Book 5206 Page 983. Also being the same premises conveyed to Lucy M. Clarke by Deed from Lucy M. Clarke, the Executrix of the Estate of Ursula M. Clarke, dated January 11, 2000, recorded January 19, 2000, in the Bergen County Clerk's Office, in Deed Book 8241 Page 831.

(Tract 2 - LOT 5.01)

Being the same premises conveyed to 185 Jackson LLC, by Deed from John Madigan and Heather



**SCHEDULE C  
LEGAL DESCRIPTION**

Issuing Office File No. ET-7012

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Ridgewood, in the County of Bergen, State of NJ:

**TRACT ONE - ORIGINAL LOT 5**

BEGINNING at a point in the southerly line of Orchard Place, distant Easterly along the Southerly line of the same, 348.38 feet from its intersection with the Easterly line of Lincoln Avenue and running from said point of Beginning; THENCE

- (1) Along the Southerly line of Orchard Place, South 51 degrees 15 minutes 00 seconds East, 55.00 feet; THENCE
- (2) Curving to the right on a radius of 25.24 feet along the Southerly line of Orchard Place and the Westerly line of Briarcliff Road, an arc distance of 39.41 feet; THENCE
- (3) Still along the Westerly line of Briarcliff Road, South 38 degrees 12 minutes 15 seconds West, 125.00 feet; THENCE
- (4) North 51 degrees 15 minutes 00 seconds West, 80.00 feet; THENCE
- (5) North 38 degrees 12 minutes 15 seconds East; 150.00 feet to the point or place of BEGINNING.

**TRACT TWO - LOT 5.1 (Subdivision)**

BEGINNING at a point in the northwesterly line of Briarcliff Road, 50.00 feet wide right of way, as which point is distant 150.00 feet Southwesterly from the corner formed by the intersection of the northwesterly line of Briarcliff Road with the southwesterly line of Orchard Place, 50.00 feet wide right of way, if both were produced to a point and from thence running

- (1) South 38 degrees 12 minutes 15 seconds West and along Briarcliff Road, 46.79 feet to a point; THENCE
- (2) North 51 degrees 15 minutes 00 seconds West and parallel to Orchard Place, 80.00 feet to a point; THENCE
- (3) North 38 degrees 12 minutes 15 seconds East and parallel to Briarcliff Road, 46.79 feet to a point; THENCE
- (4) South 51 degrees 15 minutes 00 seconds East and parallel to Orchard Place, 80.00 feet to the northwesterly line of Briarcliff Road and the point and place of BEGINNING.

The above description being drawn in accordance with a Minor Subdivision prepared by Koestner Associates, Professional Engineers & Land Surveyors, dated September 10, 2024.

**TRACT THREE - NEW LOT 5**

BEGINNING at a point in the southwesterly line of Orchard Place, 50.00 feet wide right of way, which point

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Schedule C – Continued**

Issuing Office File No. ET-7012

is distant 348.38 feet southeasterly from the corner formed by the intersection of the southwesterly line of Orchard Place with the southeasterly line of Lincoln Avenue, 50.00 feet wide right of way, from thence running

(1) South 51 degrees 15 minutes 00 seconds East and along Orchard Place, 55.00 feet to a point of curvature; THENCE

(2) In a general southerly direction and along the arc of a curve bearing to the right with the radius of 25.24 feet distance of 38.96 feet to a point of tangency in the northwesterly line of Briarcliff Road, 50.00 wide right of way; THENCE

(3) South 38 degrees 12 minutes 15 seconds West and along said northwesterly line of Briarcliff, 171.79 feet to a point; THENCE

(4) North 51 degrees 15 minutes 00 seconds West and parallel to Orchard Place, 80.00 feet to a point; THENCE

(5) North 38 degrees 12 minutes 15 seconds East and parallel to Briarcliff Road, 196.79 feet to the southwesterly line of Orchard Place and the point and place of BEGINNING

FOR INFORMATION PURPOSES ONLY: BEING known as 220 Orchard Place, Tax Lot 5 & 5.1, Tax Block 2311 on the Official Tax Map of Village of Ridgewood, NJ.

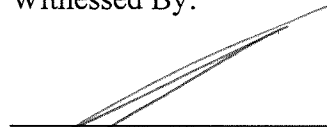
Madigan, husband and wife, dated TBA, Recorded TBA, in the Bergen County Clerk's Office, in Book TBA Page TBA. Being recorded simultaneously. John Madigan and Heather Madigan, husband and wife by Deed from Lucy M Clarke, dated October 11, 2023, recorded October 26, 2023, in the Bergen County Clerk's Office, in V Book 5114 Page 1060. (Note: For our property and more.)

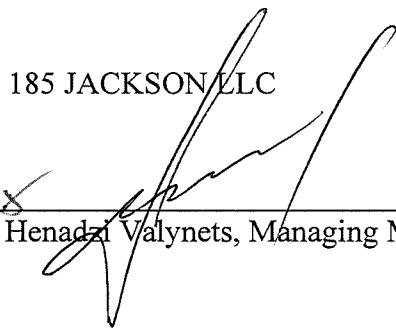
The street address of the Property is: 220 Orchard Place, Ridgewood, NJ 07450.

**4. Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor). Grantor represents that the premises have never been used as a principal marital residence

**5. Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

  
\_\_\_\_\_  
Giuseppe C. Randazzo, Esq.

185 JACKSON LLC  
  
\_\_\_\_\_  
Henadzi Valynets, Managing Member


**STATE OF NEW JERSEY:**

:        **SS:**

**COUNTY OF BERGEN:**

**I CERTIFY** that on May 8, 2025, Henadzi Valynets, Managing Member, came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as the Sole Member of 185 JACKSON LLC, a New Jersey Limited Liability Company; and
- (c) made this Deed for NINE HUNDRED FIFTY THOUSAND DOLLARS AND NO CENTS (\$950,000.00) as full and actual consideration paid or to be paid for the transfer of title and (Such consideration is defined as N.J.S.A. 46:15-5.)
- (d) This Deed was executed as an act of the entity.

  
\_\_\_\_\_  
**Giuseppe C. Randazzo, Esq.**  
**An Attorney at Law of the**  
**State of New Jersey**

**RECORD AND RETURN TO:**  
Christopher D. Garvin, Esq., LLC  
268 Valley Boulevard  
Wood Ridge, NJ 07075

**State of New Jersey  
 Seller's Residency Certification/Exemption**

**Seller's Information**

Name(s)  
 185 JACKSON LLC a New Jersey Limited Liability Company

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Current Street Address  
 16 Sherwood Lane

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City, Town, Post Office State ZIP Code  
 Wyckoff NJ 07481

**Property Information**

Block(s) Lot(s) Qualifier  
 2311 5 & 5.01

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Street Address  
 220 Orchard Place

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City, Town, Post Office State ZIP Code  
 Ridgewood New Jersey 07450

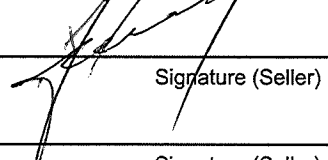
Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$950,000.00	\$950,000.00	5/13/25

**Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)**

1.  Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3.  Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6.  The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a.  The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b.  Seller **only** received like-kind property.
8.  The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9.  The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10.  The deed is dated prior to August 1, 2004, and was not previously recorded.
11.  The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12.  The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13.  The property transferred is a cemetery plot.
14.  The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15.  The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16.  The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

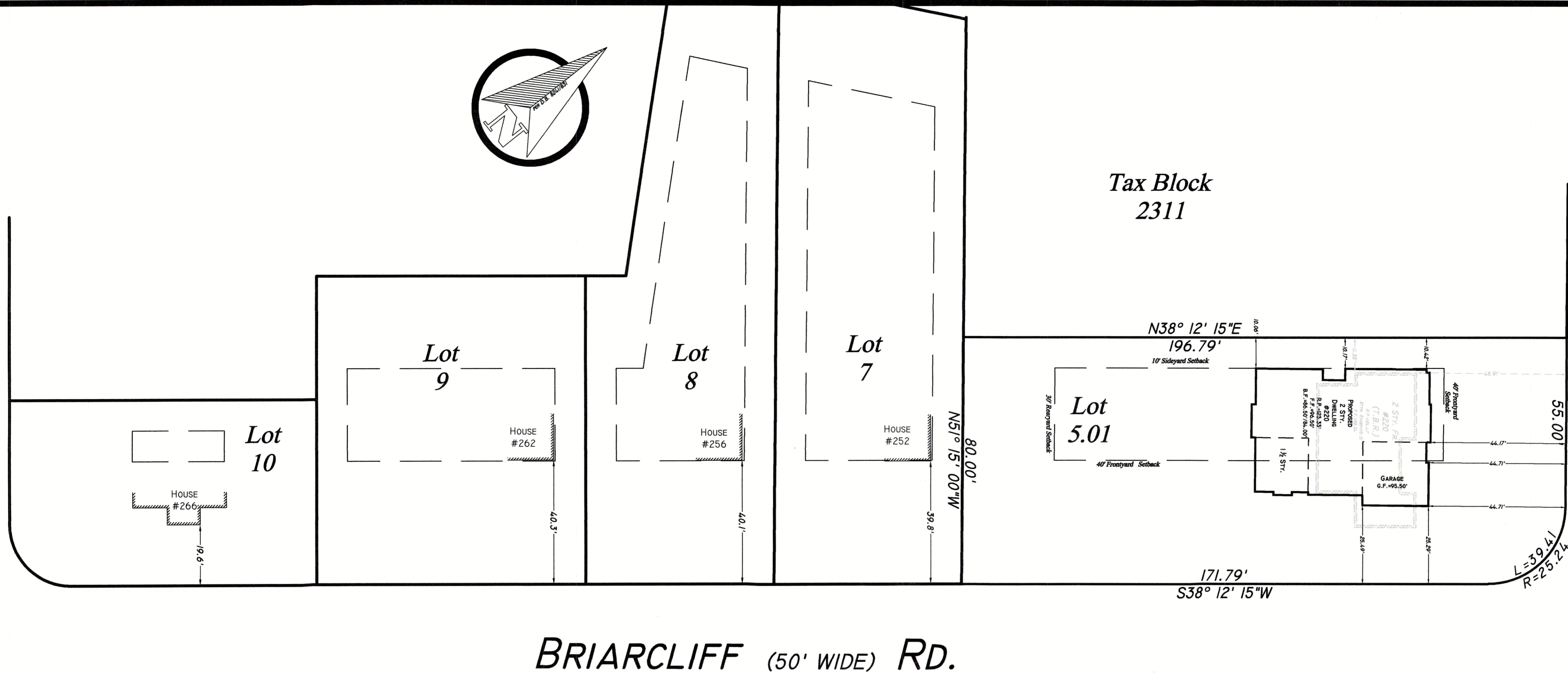
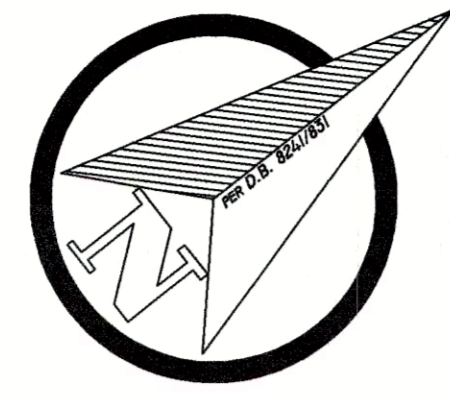
**Seller's Declaration**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

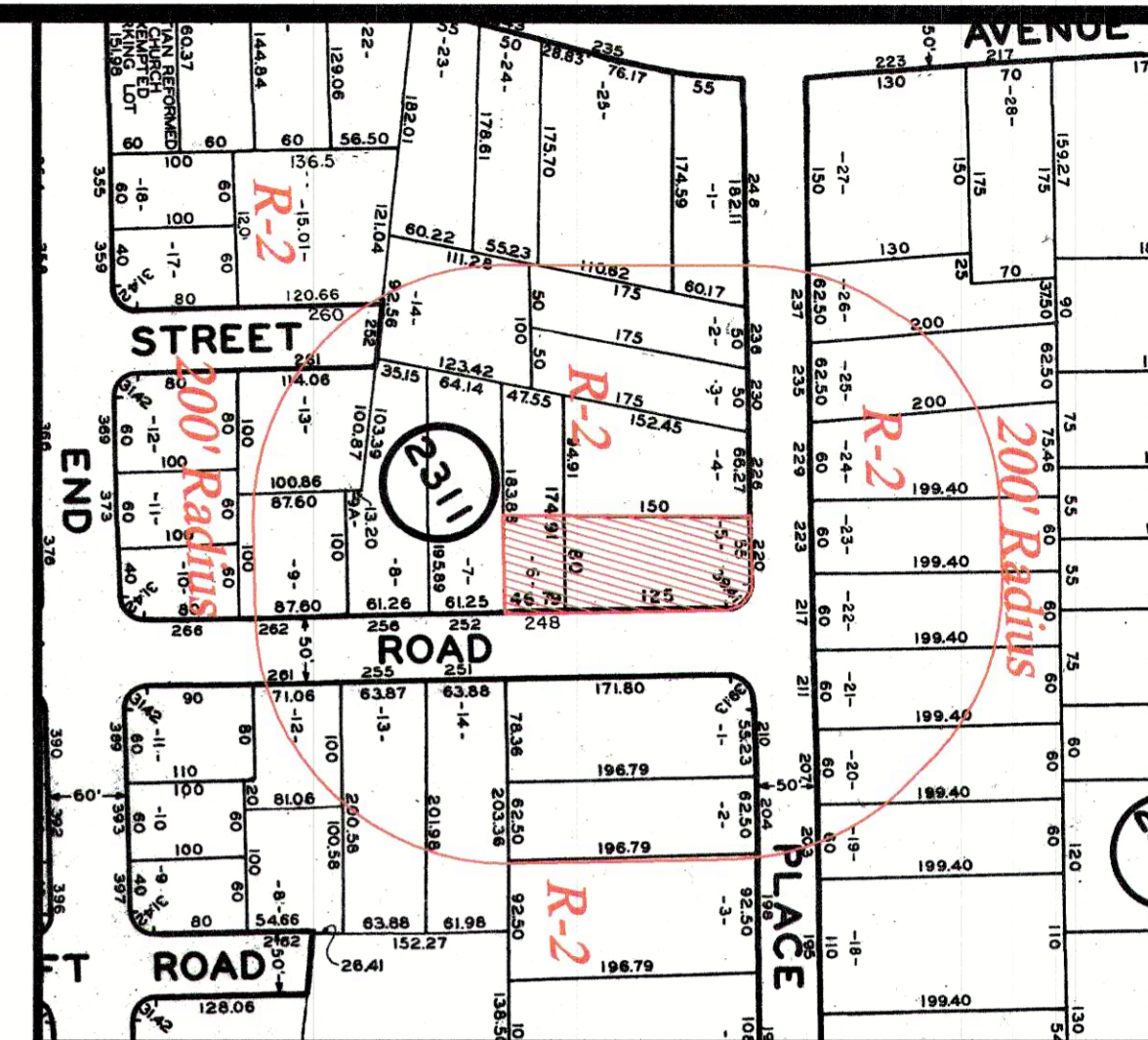
<u>5/13/2025</u>		Henadzi Valynets, Managing Member
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact



WEST END (60' WIDE) AVE.



ORCHARD (50' WIDE) PL.

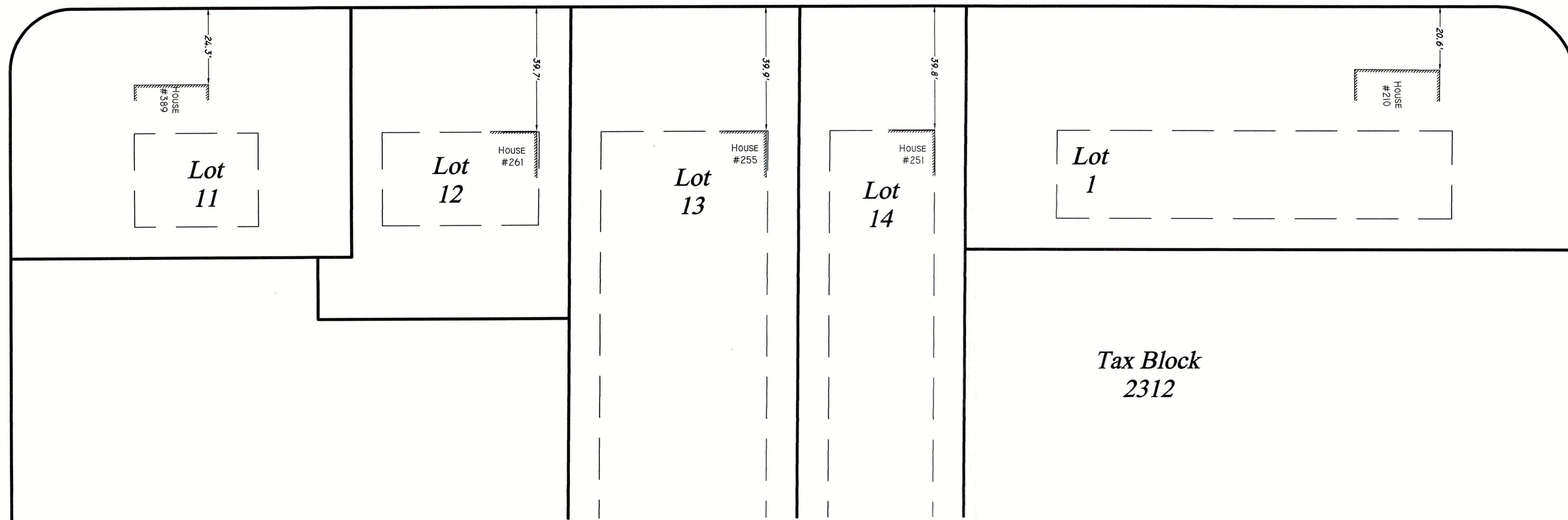


KEY MAP SCALE: 1"=150'

SETBACKS ALONG BRIARCLIFF RD.	
HOUSE #	SETBACK (FT.)
252 BRIARCLIFF RD. (LOT 7; TAX BLOCK 2311)	39.8
256 BRIARCLIFF RD. (LOT 8; TAX BLOCK 2311)	40.1
262 BRIARCLIFF RD. (LOT 9; TAX BLOCK 2311)	40.3
266 BRIARCLIFF RD. (LOT 10; TAX BLOCK 2311)	19.6
210 ORCHARD PLACE (LOT 1; TAX BLOCK 2312)	20.6
251 BRIARCLIFF RD. (LOT 14; TAX BLOCK 2312)	39.8
255 BRIARCLIFF RD. (LOT 13; TAX BLOCK 2312)	39.9
261 BRIARCLIFF RD. (LOT 12; TAX BLOCK 2312)	39.7
389 WEST END AVE. (LOT 11; TAX BLOCK 2312)	24.3

Avg. SETBACK OF INTERIOR LOTS ALONG BRIARCLIFF RD.  
 $(39.8+40.1+40.3+39.8+39.9+39.7)/6=39.93'$

Avg. SETBACK OF CORNER LOTS ALONG BRIARCLIFF RD.  
 $(20.6+19.6+24.3)/3=21.5'$



Tax Block 2312

CERTIFIED TO: NICHOLAS LOUROS, TO BE CORRECT.  
 PROPERTY INFORMATION  
 STREET ADDRESS: 220 ORCHARD PLACE, RIDGEWOOD, NJ 07450  
 PREPARED FOR: NICHOLAS LOUROS  
 MAILING ADDRESS: 220 ORCHARD PLACE, RIDGEWOOD, NJ 07450

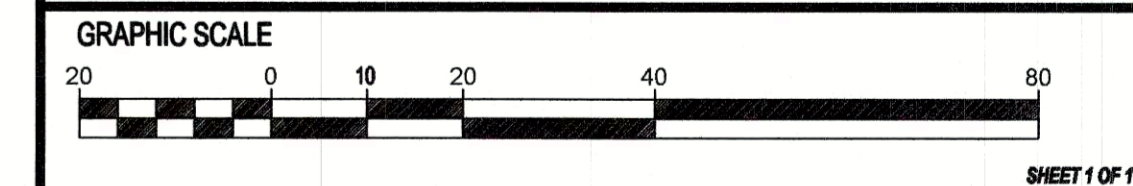
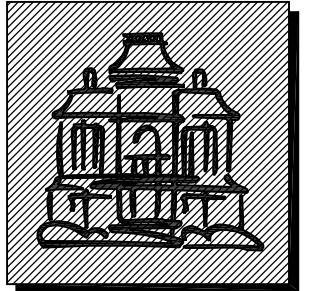


EXHIBIT TO SHOW SETBACKS ALONG BRIARCLIFF RD.  
 OF LOTS 7, 8, 9, & 10 IN BLOCK 2311 & LOTS 1, 11, 12,  
 13, & 14 IN BLOCK 2312  
**VILLAGE OF RIDGEWOOD  
 BERGEN COUNTY, NEW JERSEY**

SCALE: 1" = 20' DATE: 06/10/2025

**STEVEN L. KOESTNER**  
 P.E. & L.S. N.J. LIC. # 27901 / N.Y. LIC. # 50865  
**KOESTNER ASSOCIATES**  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 61 HUDSON STREET HACKENSACK, N.J. 07601

Phone: 201 342 6264  
 Fax: 201 342 4838  
 info@koestnerassociates.com  
 www.koestnerassociates.com

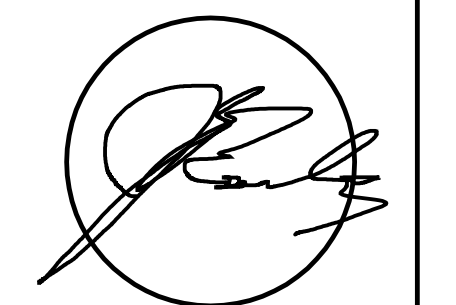


**Jordan Rosenberg  
ARCHITECTS  
& ASSOCIATES**

27 N. Broad St.  
Ridgewood, NJ 07451  
(201) 669-8614  
www.jrarchitect.com

SET ISSUES & DATES:  
DATE: 2-20-25  
ISSUE: FOR ZONING BOARD OF ADJUSTMENT SUBMISSION  
FOR ZONING BOARD OF ADJUSTMENTS RESUBMISSION

NEW SINGLE FAMILY RESIDENCE  
**PRIVATE RESIDENCE**  
220 ORCHARD PLACE, RIDGEWOOD, NJ

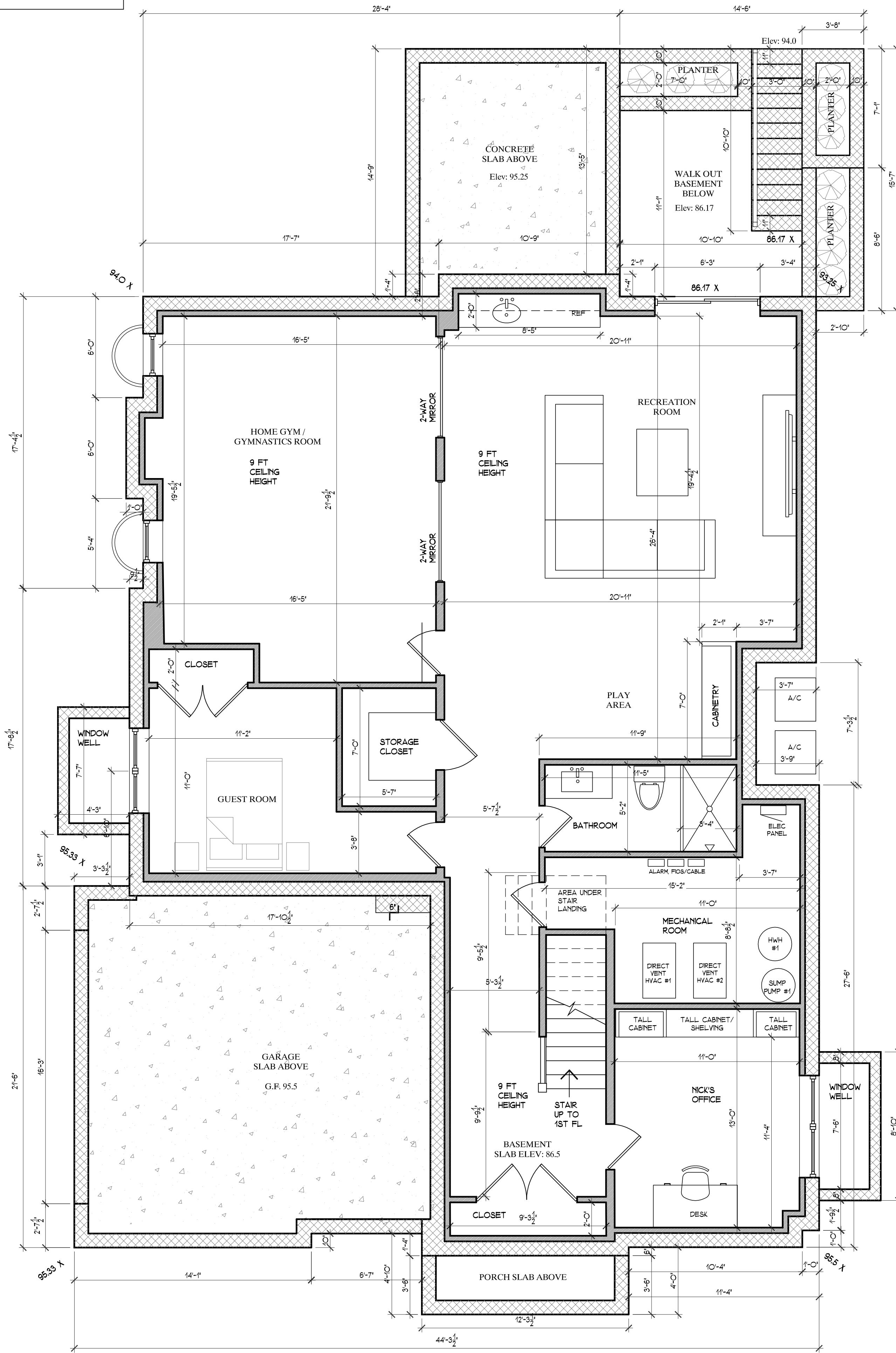
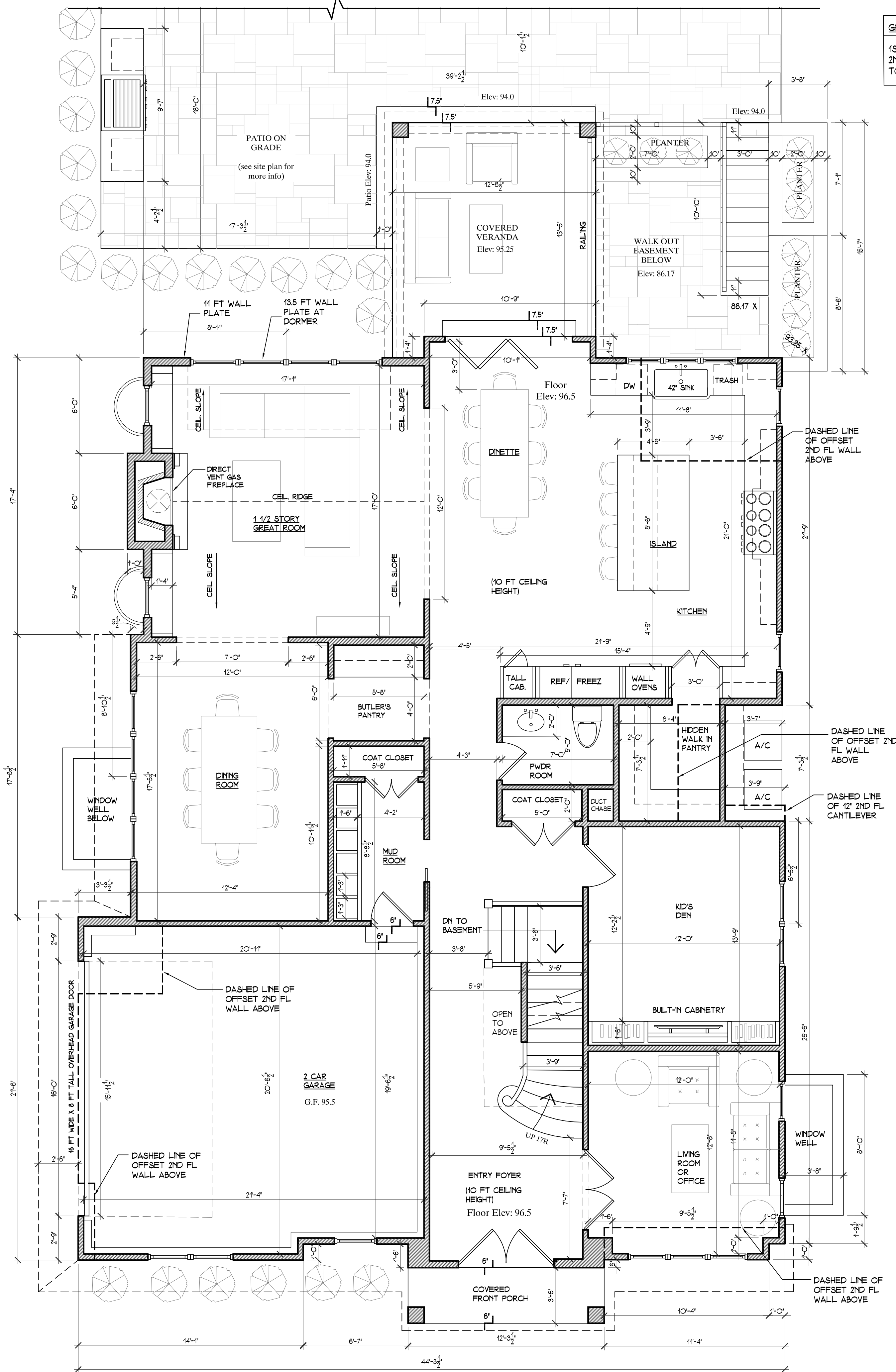


JORDAN ROSENBERG, R.A.  
NJ ARCHITECT #: 16495

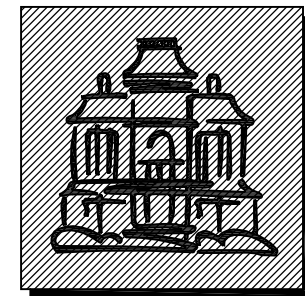
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DRAWN BY: JR	A-01

**GROSS BUILDING AREA CALCULATIONS**

1ST FLOOR: 2363 SF  
2ND FLOOR: 1897 SF  
TOTAL: 4260 SF (36.5%)



**1 BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

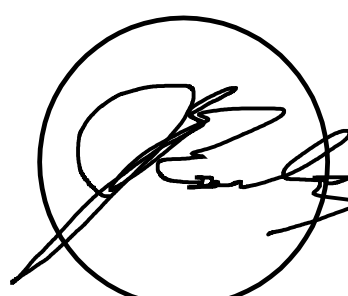


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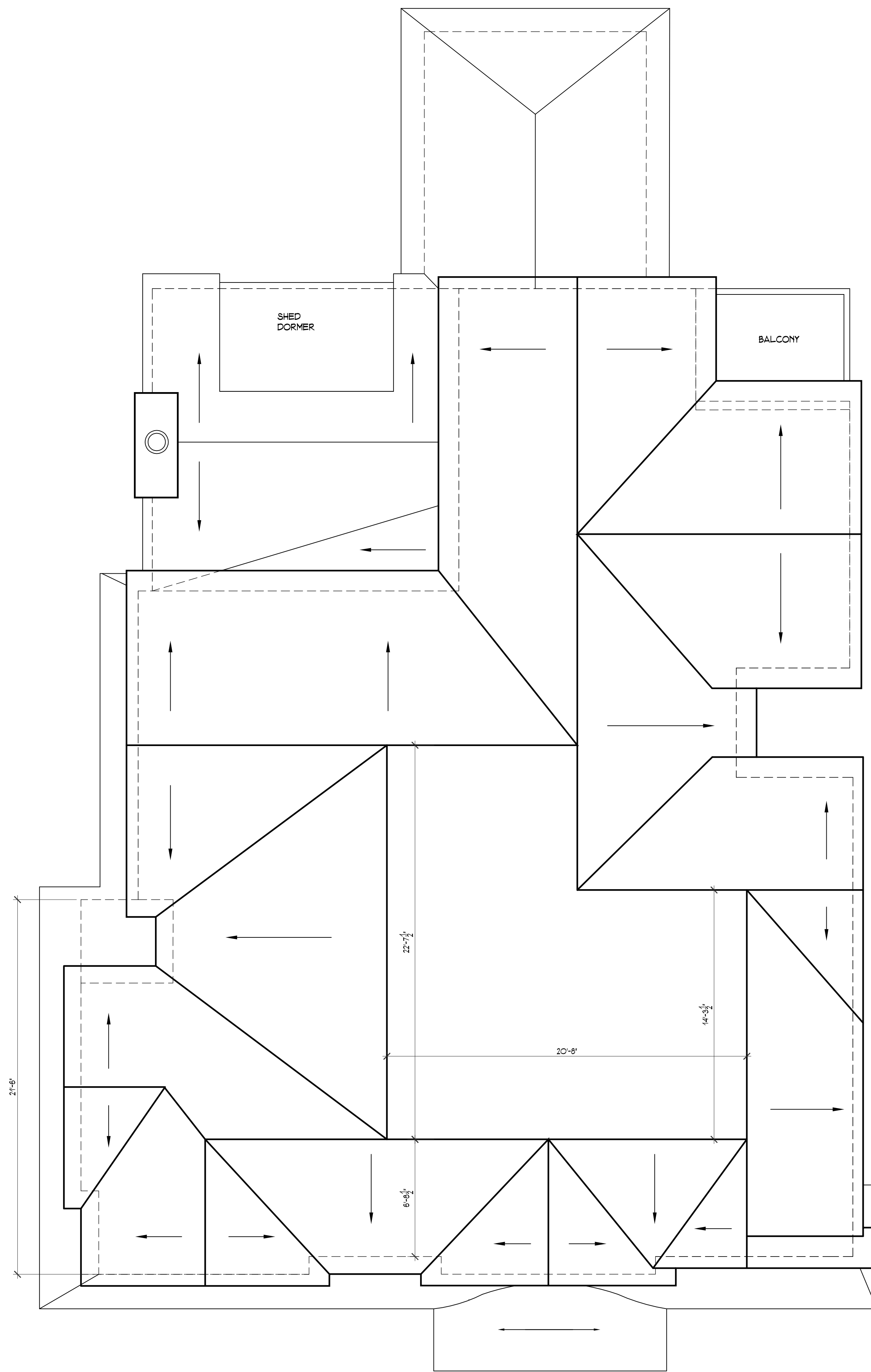
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FOR ZONING BOARD OF ADJUSTMENTS RESUBMISSION  
6-11-25

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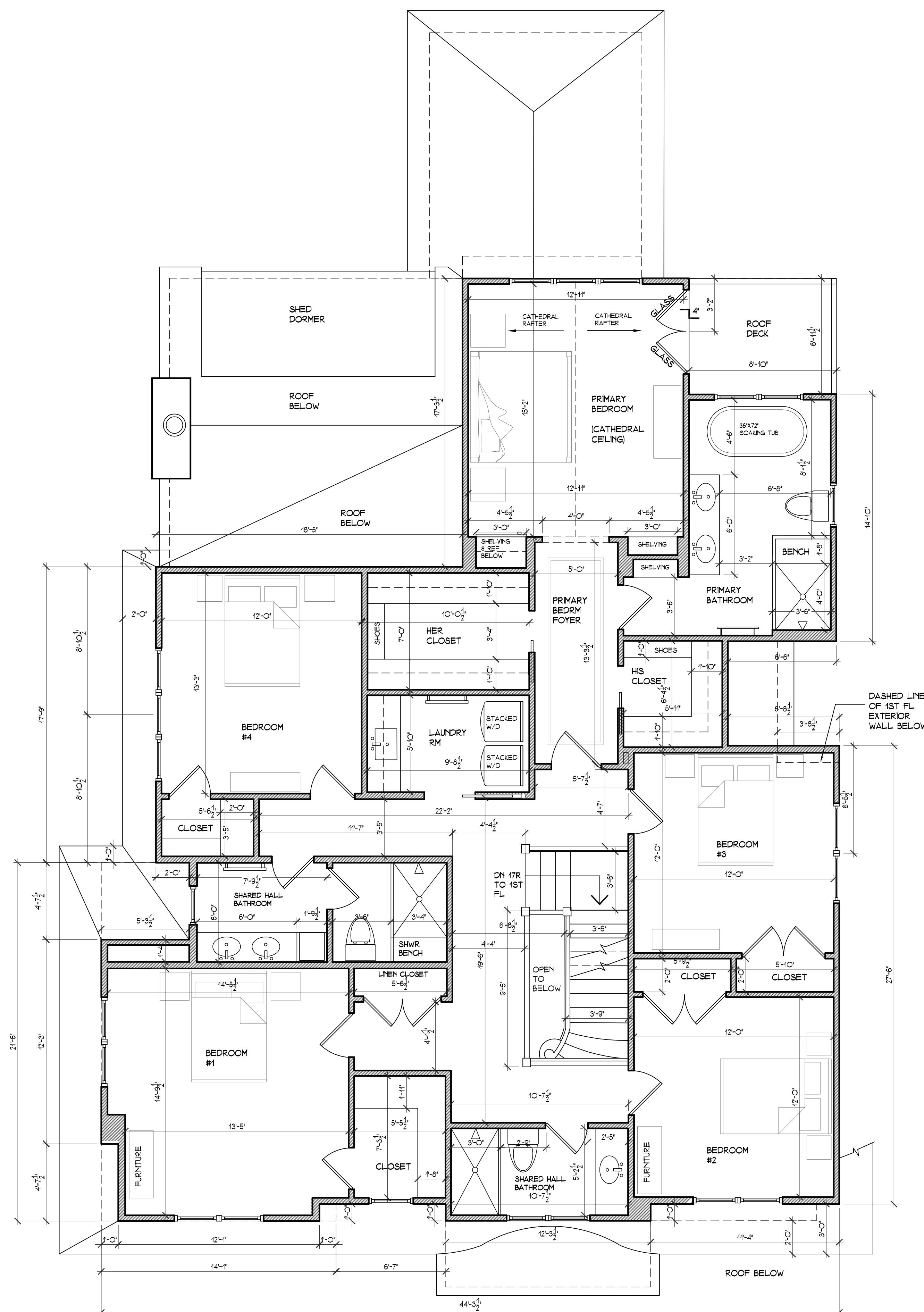


JORDAN ROSENBERG, R.A.  
NJ ARCHITECT: #16495

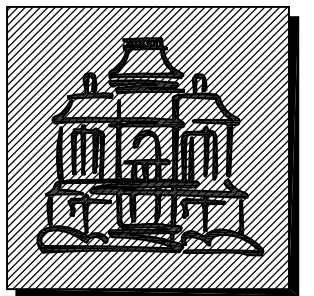
SCALE: SEE DRAWING TITLE	DATE 6-11-25
DRAWN BY: JR	A-02



2 CONCEPT ROOF PLAN  
A-02 SCALE: 1/4" = 1'-0"



1 2ND FLOOR PLAN  
A-02 SCALE: 1/4" = 1'-0"

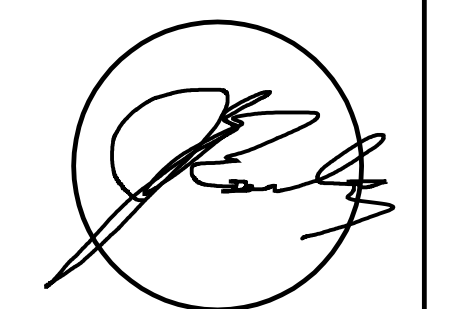


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DATE: 2-10-25  
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6-11-25 FOR ZONING BOARD OF ADJUSTMENTS RESUBMISSION

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220 ORCHARD PLACE, RIDGEWOOD, NJ



JORDAN ROSENBERG, R.A.  
NJ ARCHITECT: #16495

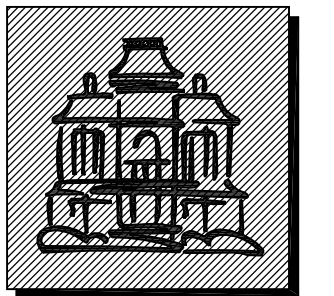
DATE	6-11-25
SCALE:	SEE DRAWING TITLE
DRAWN BY:	JR
	A-03



1 ORCHARD PLACE ELEVATION  
A-03 SCALE: 1/4" = 1'-0"



2 BRIARCLIFF RD ELEVATION  
A-03 SCALE: 1/4" = 1'-0"

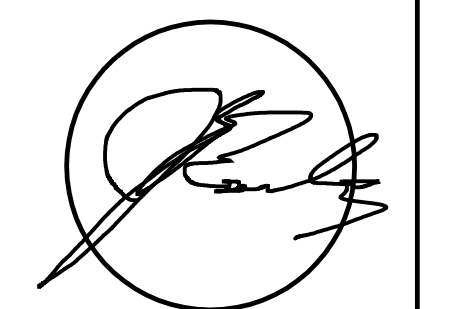


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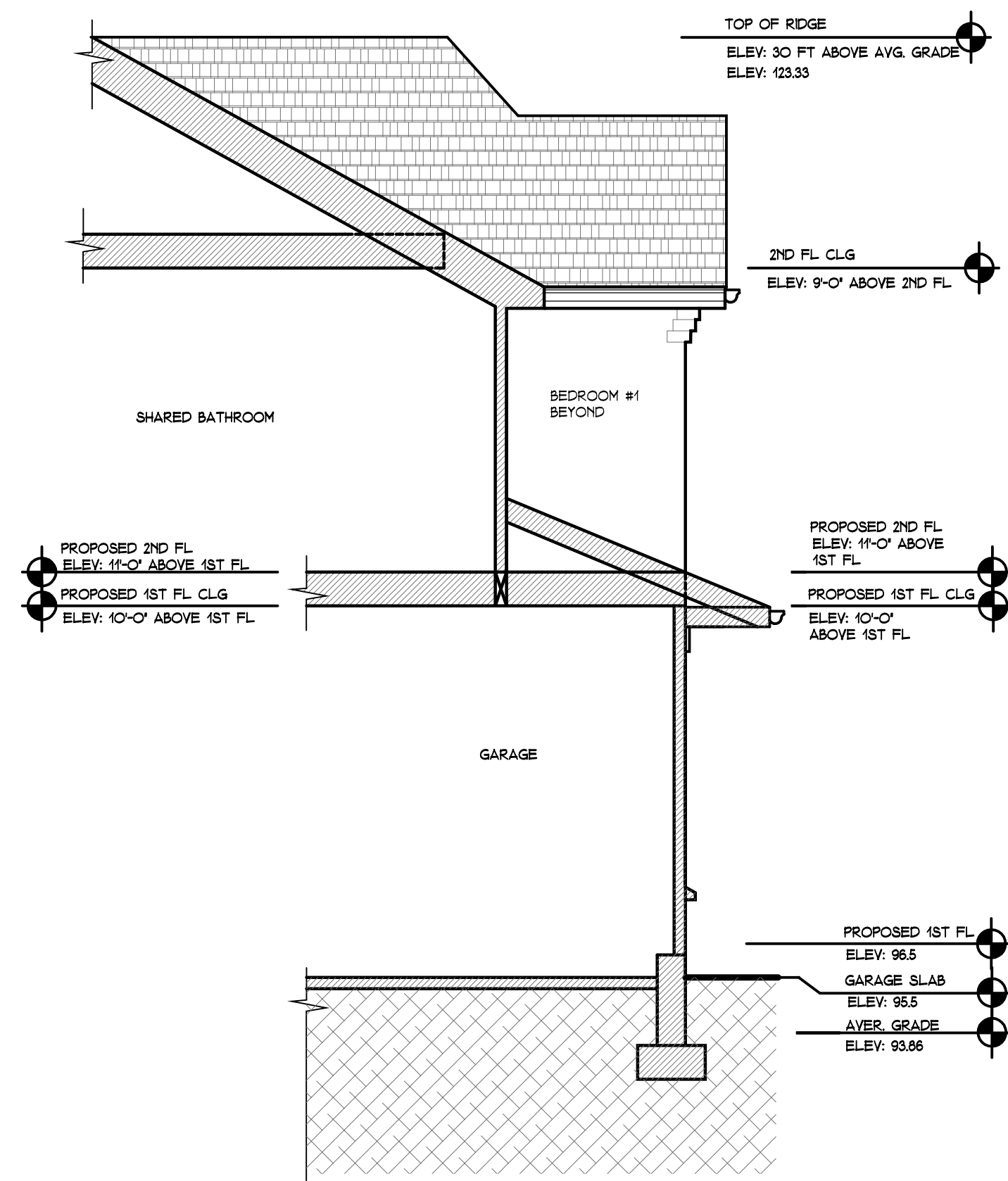
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FOR ZONING BOARD OF ADJUSTMENTS RESUBMISSION  
6-11-25

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220 ORCHARD PLACE, RIDGEWOOD, NJ



JORDAN ROSENBERG, R.A.  
NJ ARCHITECT: #16495

SCALE: SEE DRAWING TITLE	DATE 6-11-25
DRAWN BY: JR	A-04



5 PARTIAL SECTION / VIEW FROM REAR  
A-04 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
A-04 SCALE: 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION  
A-04 SCALE: 1/4" = 1'-0"