

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
RECEIVED APR 10 2025 DATE RECEIVED: _____	BLOCK(S): <u>4306</u>	LOT(S): <u>11</u>
ADDRESS OF SUBJECT PROPERTY: <u>562 Lotus Road</u>		
APPLICANT NAME: <u>LEFF</u>		APPLICATION NO.: <u>ZBA25-15</u>

TYPE OF APPLICATION(S) - check all that apply	Application Fee(s)	Escrow Deposit(s)
<input checked="" type="checkbox"/> "C" Variance (§190-33) - \$200 per variance, max. \$1,000		<u>2000 -</u>
<input type="checkbox"/> "D" Variance (§190-34) - \$1,000 each for prohibited use, expansion of nonconforming use, or density; \$500 each for building height at least 10% over maximum		
<input type="checkbox"/> Appeal of Zoning Officer Decision (§190-29)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30)		
<input type="checkbox"/> Certification of Nonconforming Use/Structure (§190-126G)		
<input type="checkbox"/> Minor Subdivision (§190-45)		
<input type="checkbox"/> Preliminary Major Subdivision (§190-46)		
<input type="checkbox"/> Final Major Subdivision (§190-47)		
<input type="checkbox"/> Exception from Subdivision Design Standards (§190-60)		
<input type="checkbox"/> Permit for Area on Official Map (§190-31)		
<input type="checkbox"/> Permit for Lot not Abutting Street (§190-32)		
<input type="checkbox"/> Extension of Approval (§190-36D, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
<b>TOTAL</b>		

*Instructions to Applicants: All applicants are required to complete the cover sheet and Parts I, II, III and IV. The various attachments must be completed if they apply to your application. If any parts of the form do not apply to your application, please state "not applicable", "none", etc. If you have any questions, please contact the Board Secretary.*

**PART I. APPLICANT AND OWNER INFORMATION**

- A. Applicant Name Michael P. Leff and Joy V. Leff
- B. Applicant's Mailing Address 562 Lotus Rd. Ridgewood, NJ 07450
- C. Applicant Telephone No. \_\_\_\_\_ If unlisted, check here
- D. Applicant Email \_\_\_\_\_
- E. Applicant's Attorney Name \_\_\_\_\_
- F. Applicant's Attorney Address \_\_\_\_\_
- G. Attorney Telephone No. \_\_\_\_\_ Attorney Email \_\_\_\_\_
- H. Property Owner's Name Michael P. Leff and Joy V. Leff
- I. Property Owner's Mailing Address 562 Lotus Rd. Ridgewood, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
\_\_\_\_\_

**PART II. EXISTING PROPERTY INFORMATION**

- A. Street Address of Property to be Developed 562 Lotus Rd Ridgewood NJ 07450
- B. Tax Map Block Number(s) 4306 Lot Number(s) 11
- 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.).

Single family house with a garage and driveway.

### PART III. PROPOSED DEVELOPMENT INFORMATION

A. Proposed Use (check all that apply).

Single Family Residence.

Two Family Residence

Other Use (Explain):

no change

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.

Adding a front porch to the existing dwelling

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):

190-104 E

↳ (2) FYSB

↳ (3) RYSB

↳ (10+11) coverage by above grade structures

↳ (16) max coverage by improvements

- 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))



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

with the statutory criteria pertaining to “benefits of a deviation that would substantially outweigh any detriment”, this pertains to a public benefit, and not a private benefit.

The burden of proof is on the Applicant, and the Board must determine if the Applicant meets the criteria set forth in N.J.S.A. 40:55D-70(C) (1) or (C) (2), and that such relief can be granted without substantial detriment to the public good, and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance of the Village of Ridgewood.

## Part IV Proposed Violations of the Land Use Ordinance (Chapter 190)

### Section B. Reasons to grant relief of the ordinance requirements.

- (1) In the R-2 District, the minimum lot area is required to be 10,500 sqft, while the existing lot is 9,243 sqft and 8,401 sqft within the first 140 ft of the front line. This results in a hardship in relation to the maximum coverage by above grade structures, as well as the maximum coverage by all improvements.
- (2) In the R-2 District, the minimum lot width is required to be 75 ft, while the existing lot width is undersized at 60 ft. This results in the existing structure being located within the right side yard setback. The existing structure is 8.1 ft from the right side, and the new covered porch would also be 8.1 ft, encroaching no further.
- (3) The existing structure is currently located within the front yard setback. The narrowness of the lot, as referenced above, and the location of the existing structure leave no alternate location for a covered porch. This results in a front yard setback of 19.7 ft, which we are seeking approval of.
- (4) Granting the variances would not result in a substantial detriment to the public good, as similar conditions exist in the neighboring lots. The adjacent lot has a covered porch that protrudes into the front yard setback. Included are photographs of lots on Lotus Rd., to show how the proposed porch would fit the context of the immediate neighborhood.
- (5) Granting the variances would not substantially impair the intent and purpose of the zone plan and zoning ordinance. Applying the zoning regulations to this undersized lot results in a hardship to the structure, which existed prior to the ordinances.
- (6) Further, the existing dwelling is a lawfully existing structure, not located within a flood zone.

VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT

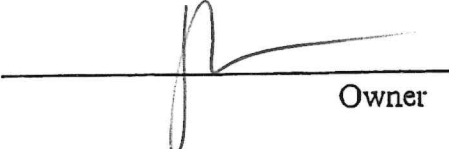
Owner: Joy Leff

Property Address: 562 Lotus Road, Block 4306 Lot 11

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: 4/4/25

  
Owner



# VILLAGE OF RIDGEWOOD

131 North Maple Avenue  
Ridgewood, New Jersey, 07451

## Building Department

(201) 670-5500

(201) 670-5549

April 11, 2025

Mr. & Mrs. Michael Leff  
562 Lotus Road  
Ridgewood, N.J. 07450

Re: Block 4306 Lot 11  
562 Lotus Road

Dear Mr. & Mrs. Leff:

A review of your application for a building permit regarding 562 Lotus Road, (R-2 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the construction of an open porch which would result in a front yard of 22.2 feet, to the porch, and 19.7 feet, to the front steps, where 40 feet is the minimum required, and would maintain a side yard of 8.1 feet where 10 feet is the minimum required, and would result in total coverage by above grade structure of 25.08% where 20% is the maximum permitted, and would result in total coverage by above grade structure, within the first 140 feet, of 27.59% where 20% is the maximum permitted, and would result in total coverage by improvement, within the first 140 feet, of 48.73% where 45% is the maximum permitted.

Under the provisions of § 190-104E(2)(3)(10)(11) and § 190-119H(1) Article X of the Ridgewood Village Code, "Minimum front yard: 40 feet"; "Minimum side yard: 10 feet"; "Maximum coverage by above-grade structures: 20% of the land area of the lot"; "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"; "Coverage by improvements... total lot area 0 to 13,999 sf 45%, but not above 5,600 square feet".

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

Sincerely,

Paola G. Perez  
Assistant Zoning Officer

PGP



# 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 562 Lotus Rd, also known as Block 4306 Lot 11 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: 4/7/2025 Chris 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: 562 Lotus Road, also

known as BLOCK 4306 LOT 11

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, 4/4/2025  
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](mailto:jwondergem@ridgewoodnj.net)

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 4306, LOT 11, 562 Lotus Road (STREET ADDRESS)

was the subject of :

Planning Board action on: \_\_\_\_\_

A resolution is attached.

A resolution is not attached. (If no resolution is available, provide a short explanation.) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Jane Wondrym 4/7/25  
Signature of Planning Board Secretary

Zoning Board action on: 1/13/15

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 Wondrym 4/7/25  
Signature of Zoning Board Secretary

**VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT**

**OFFERED BY:**

**SECONDED BY:**

**IN THE MATTER OF THE APPLICATION OF  
HERBERT ALAN VASOLL**

**WHEREAS, HERBERT ALAN VASOLL** of 562 Lotus 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 detached garage which will result in side yard setbacks of .9 feet and 2 feet, where 5 feet is the minimum required for the Property known as 562 Lotus Road, Ridgewood, New Jersey and shown on the Tax Map as Block 4306, Lot 11 (hereinafter referred to as the Property"), and

**WHEREAS,** the Applicant is requesting relief from Section 190-119C (1) (f) 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 December 9, 2014, as it pertains to the variance application; and

**WHEREAS,** the BOARD by voice vote 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 Herbert Alan Vasoll. The Property is located in the R-2 Zone.
2. There currently exists on the Property a two story framed dwelling unit with a detached

garage. The current detached garage collapsed. The current collapsed garage has a side yard setback of .9 feet to the South and 2 feet to the North.

3. The Applicant is proposing to construct the garage in the exact same location. It would be rebuilt on the same footprint. The framing will be around the existing garage floor. The existing footings are to remain. The style of the garage and its exterior will match the dwelling unit.
4. Based upon the location of the dwelling unit the driveway and the width of the lot, the only logical place for the garage is in its existing location. The Board recognizes that the establishment of a garage serves as a beneficial aspect in planning to have motor vehicles stored in a garage. This two car garage will accommodate this planning purpose.
5. The Board has determined that variance relief is appropriate in this instance under N.J.S. 40:55D-70(C) (1) and (C) (2). Based upon the configuration of the lot, current location of the collapsed garage and recognizing that there is no logical alternative place to locate the garage, the re-establishment of the garage in this instance is appropriate. If the garage had not collapsed during the storm, it would remain in its current location. From a "(C) (2) Criteria", there is a substantial benefit in having a garage on site to house motor vehicles. In this instance, the location is not detrimental to the Zone Plan.

**NOW THEREFORE, BE IT RESOLVED**, on this 13<sup>th</sup> day of January, 2015 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:

The Applicant shall abide by the stipulations set forth in the Findings of Fact.

1. The Applicant shall abide by the stipulations set forth in the Findings of Fact, including matching the garage exterior with that of the current dwelling unit and completing all construction

in accordance with the Plans submitted into evidence during the course of the Public Hearing, and as attached to the Application.

2. 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.
3. 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.
4. The variance relief granted by this Resolution applies only to such variance request as depicted in this Resolution.
5. 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



OFFICIAL PUBLIC MONTHLY MEETING: **Vasoll 562 Lotus Road, Block 4306, Lot 11**  
DATE OF DECISION: 12/9/14

NAME

	MOVED	SECONDED	YES	NO	ABSTAIN	ABSENT
Joel Torielli			X			
Diana Ruhl	X		X			
Hans-Jurgen Lehmann			X			
Shiroy Ranji						
Gary Negrycz			X			
Jeff Voigt			X			
Alyssa Matthews			X			
Jennie Smith-Wilson		X	X			
Sergio Alegre						



# VILLAGE OF RIDGEWOOD

131 N. Maple Ave.  
Ridgewood, NJ 07450-3287

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201-670-5500 Ext 5511  
201-670-5532 Fax  
taxcollector@ridgewoodnj.net

Tax Collectors Office

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## CERTIFICATION OF TAXES & ASSESSMENTS

Date: 4-10-25

Block: 4306 Lot: 11

Owner: Leff, Michael & Joy

Property Location: 562 Lotus Rd.

Please be advised that of this date there:  
(Check one)

ARE

ARE NOT

Delinquent property taxes or delinquent assessments for improvements due on the above referenced property.

*je.*

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