

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
RECEIVED MAY 02 2025 DATE RECEIVED: _____	BLOCK(S): <u>2809</u>	LOT(S): <u>6</u>
ADDRESS OF SUBJECT PROPERTY: <u>584 Highland Avenue</u>		
APPLICANT NAME: <u>O'Donoghue</u>		APPLICATION NO.: <u>ZBA25-17</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	\$400.00	\$1,600.00
<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>\$400.00</b>	<b>\$1,600.00</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 Michael and Kristin O'Donoghue
- B. Applicant's Mailing Address 584 Highland Avenue, 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 and Kristin O'Donoghue
- I. Property Owner's Mailing Address 584 Highland Avenue, Ridgewood, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
Not applicable

**PART II. EXISTING PROPERTY INFORMATION**

- A. Street Address of Property to be Developed 584 Highland Avenue, Ridgewood, NJ 07450
- B. Tax Map Block Number(s) 2809 Lot Number(s) 6
- C. Zone District(s) R-110
- 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.

Sanitary sewer easement 10ft wide on left side of property

- 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.).

2-story stone & frame dwelling, front paver walk/stepping stone walk, macadam driveway, roof covered wood porch, rear property wood deck, blue stone patio, keystone wall, wood fence, right side keystone wall

### 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.

Replace rear deck w/stairs to grade (518 sf), replace rear patio and install outside deck parameter (206 sf + 24 lf steps), install louvered pergola (470 sf) over new deck, install gas linear fireplace on deck.

**PART V. SIGNATURES AND AUTHORIZATIONS**

The undersigned applicant and owner do hereby certify that all the statements contained in this application are true to the best of their knowledge.

The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

The undersigned applicant and owner consent to the entering and inspection of the subject premises by the Board and its staff as necessary for the review of this application.

The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.

Michael O'Donoghue    Kristin O'Donoghue  
*Michael O'Donoghue*    *Kristin O'Donoghue*

March 4, 2025

Applicant/Appellant

Date

Michael O'Donoghue    Kristin O'Donoghue  
*Michael O'Donoghue*    *Kristin O'Donoghue*

March 4, 2025

Owner

Date



# VILLAGE OF RIDGEWOOD

131 North Maple Avenue  
Ridgewood, New Jersey, 07451

## Building Department

(201) 670-5500

(201) 670-5549

December 18, 2024

Mr. & Mrs. Michael O'Donoghue  
584 Highland Avenue  
Ridgewood, N.J. 07450

Re: Block 2809 Lot 6  
584 Highland Avenue

Dear Mr. & Mrs. O'Donoghue:

A review of your application for a building permit regarding 584 Highland Avenue, (R-110 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 a pergola above a deck which would result in a rear yard 26.5 feet where 40 feet is the minimum required, would result in total coverage by above grade structure of 24.8% where 20% is the maximum permitted.

Under the provisions of § 190-101E(5)(12) Article X of the Ridgewood Village Code, "Minimum rear: 40 feet"; "Maximum coverage by above-grade structures: 20% of the land area of the lot".

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

Sincerely,

Paola G. Perez  
Assistant Zoning Officer

PGP

**ZONING COMPLIANCE TABLE - VILLAGE OF RIDGEWOOD  
SINGLE-FAMILY OR TWO FAMILY DWELLING - NO SUBDIVISION**

The following table is to be completed for applications seeking a zoning permit or variance for a single-family or two-family dwelling. Note that this table is NOT intended for use with subdivision applications, which require additional information. If the proposal is not regulated by any or all of the conditions in the table, then the Zoning Officer may waive the requirement to complete some or all of the table.

BLOCK 2809 LOT 6 ZONE R-110 CORNER LOT? Yes  No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) <sup>1</sup>	19,250	16,472	16,472	N- Existing Non Conforming
Lot area (sq. ft.) w/in [140] feet of front lot line		16,245.2	16,245.2	Y
Min. lot width at min. front yard setback (feet) <sup>2</sup>	110	124.5	124.5	Y
Min. front yard setback, principal building (feet) <sup>3</sup>	40	38.35	38.35	N- Existing Non Conforming
Min. each side yard setback, principal building (feet) <sup>3,4</sup>	15 or 2/3	20.01	17.8	Y
Min. total both side yard setbacks, principal building (feet) <sup>3,4,5</sup>	33% or 41.08	44	41.79	Y
Min. rear yard setback, principal building (feet) <sup>3</sup>	40	34.57	26.5	N
Max. building height, principal building (feet) <sup>6</sup>	30 or 35	35	35	Y
Max. building height, principal building (stories) <sup>7</sup>	2-1/2	2-1/2	2-1/2	Y

**Coverage by Above-Grade Structures**

Max. coverage <sup>8</sup>	(percent)	20	24.3	24.8	N
	(sq. ft.)	3,294.4	4,008.8	4,079.4	N
Max. coverage within [140] feet of front lot line <sup>8,9</sup>	(percent)	20	24.68	25.11	N
	(sq. ft.)	3,249.0	4,008.8	4,079.4	N

**Coverage by All Improvements**

Max. coverage <sup>10</sup>	(percent)	40	39.5	39.9	Y
	(sq. ft.)	6,588.8	6,509.4	6,580	Y
Max. coverage within [140] feet of front lot line <sup>9,10</sup>	(percent)	40	40.07	40.50	N
	(sq. ft.)	6,498.0	6,509.4	6,580	N

**Gross Building Area - Principal Buildings**

Max. gross building area <sup>11</sup>	(percent)	29	19.8	22.6	Y
	(sq. ft.)	4,776.8	3,262.3	3,717.8	Y
Max. gross building area within [140] feet of front lot line <sup>9,11</sup>	(percent)	29	20	22.8	Y
	(sq. ft.)	4,711.1	3,262.3	3,717.8	Y

**Gross Building Area - Accessory Buildings**

Max. gross building area <sup>11</sup>	(percent)	6	N/A	N/A	N/A
	(sq. ft.)	988.3	N/A	N/A	N/A
Max. gross building area within [140] feet of front lot line <sup>9,11</sup>	(percent)	6	N/A	N/A	N/A
	(sq. ft.)	974.7	N/A	N/A	N/A

**CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION**

BLOCK 2209, LOT 6, 584 Highland Avenue (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.

*[Handwritten Signature]*  
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.

*[Handwritten Signature]*  
Signature of Zoning Board Secretary



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 581 Highland Avenue, also known as Block 2807 Lot 6 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: 2/7      Lowest Shingle Elevation: 2/4      First Floor  
Elevation: 2/4

Dated: 9/15/2025 Christopher J. Rutishauser for/  
Christopher J. Rutishauser, PE, CPWM  
Director of Public Works/Village Engineer



VILLAGE OF RIDGEWOOD  
 BERGEN COUNTY, NEW JERSEY  
 PLANNING BOARD & HISTORIC PRESERVATION COMMISSION

131 NORTH MAPLE AVENUE  
 RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 581 Highland Avenue, also  
 known as BLOCK 2809 LOT 6

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, 4/15/2025  
 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)

**From:** [Kristjo & Mike ODonohue](#)  
**To:**  
**Subject:** rwd: Online Form Submittal: Contact Nicole Compesi  
**Date:** Tuesday, March 4, 2025 3:37:43 PM  
**Attachments:** [image001.png](#)  
[584 Payment History List rtr 2025.pdf](#)

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Below / attached from town.

----- Forwarded message -----

**From:** Nicole Compesi <[ncompesi@ridgewoodnj.net](mailto:ncompesi@ridgewoodnj.net)>  
**Date:** Tue, Mar 4, 2025 at 3:31 PM  
**Subject:** RE: Online Form Submittal: Contact Nicole Compesi  
**To:**

Hi,

The taxes for 584 Highland Ave are paid up to date. The next quarter due is May. Have a nice day.

**Nicole Compesi**

Tax Collector

Village of Ridgewood

131 N. Maple Avenue

Ridgewood, NJ 07450

201-670-5500 Ext 5511

[Click here to view your tax information online](#)



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Tuesday, March 4, 2025 3:27 PM  
**To:** Nicole Compesi <[ncompesi@ridgewoodnj.net](mailto:ncompesi@ridgewoodnj.net)>  
**Subject:** Online Form Submittal: Contact Nicole Compesi

## Contact Nicole Compesi

Name Michael B O'Donoghue

Email

Subject Verification of Current Status

Message Hi - I would like verification of current tax status (i.e. paid to date) for 584 Highland Ave, Ridgewood, NJ 07450. Please let me know if you have any quesitons or guidance. Thanks.

Email not displaying correctly? [View it in your browser.](#)

Notice: You are advised that copies of correspondence, including e-mail correspondence and attachments, between the public and the Village of Ridgewood are obtainable by any person filing a request under the Open Public Records Act (OPRA) unless subject to a specific OPRA exception. There should be no expectation that the content of emails exchanged between the public and municipal officials and employees will remain private.

March 4, 2025  
03:28 PM

VILLAGE OF RIDGEWOOD  
Tax Account Detail Inquiry

Page No: 1

BLQ: 2809. 6. Tax Year: 2025 to 2025  
Owner Name: O'DONOGHUE, MICHAEL BARRETT ETAL Property Location: 584 HIGHLAND AVE

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	9,542.00	9,542.00	0.00	0.00	19,084.00
Payments:	9,542.00	0.00	0.00	0.00	9,542.00
Balance:	0.00	9,542.00	0.00	0.00	9,542.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
		Description								
		Original Billed						19,084.00		19,084.00
02/07/25	1	Payment	001		CK	42893 1532	CORELOGI	9,542.00	0.00	9,542.00
		CORELOGIC WIRE								

Total Principal Balance for Tax Years in Range: 9,542.00