

# 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

August 27, 2025

## **Submittal for the Public Hearing of September 9, 2025**

### **Via Hand Delivery**

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

Re: Meyers – Ridgewood ZBA (the “Applicant”)  
155 Phelps Road; Block 1605, Lot 12 (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 seeking to construct a new single-family dwelling, driveway, and other improvements, including converting the existing detached garage into a field house. To that end, enclosed please find the following for consideration during the September 9, 2025 hearing:

1. Revised Village of Ridgewood Board of Adjustment Application, and Revised Reasons for Relief attached thereto (4 copies);
2. Plot Plan prepared by Weissman Engineering Co., P.C. consisting of one (1) sheet dated October 31, 2024 and last revised as of July 28, 2025 (4 copies);
3. Historic Preservation Commission Report dated July 27, 2025 and last revised as of August 20, 2025 (4 copies);
4. Architectural Plan prepared by RDS Architects consisting of six (6) sheets dated April 16, 2025 and last revised as of August 25, 2025 (4 copies);
5. Exterior Materials & Inspiration Plan prepared by RDS Architects consisting of one (1) sheet (4 copies); and
6. Schematic Landscape Plan prepared by Christopher L. Karach consisting of one (1) sheet dated August 19, 2025 (4 copies).

This letter shall also confirm this matter is scheduled to be heard before the Ridgewood Zoning Board of Adjustment, on Tuesday, September 9, 2025, at 7:30 pm.

Jane Wondergem – Secretary

August 27, 2025

Page 2 of 2

Thank you.

Very truly yours,

*Karissa Vittorio*

Karissa Vittorio, Paralegal

MGC/kv

Enclosures

cc: **Via Email**

Beth McManus P.P. – Interim Board Planner

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED: _____	BLOCK(S): <u>1605</u>	LOT(S): <u>12</u>
ADDRESS OF SUBJECT PROPERTY: <u>155 Phelps Road, Ridgewood, NJ</u>		
Matthew and Katherine Meyers		
APPLICANT NAME: <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	<b>\$800.00</b>	<b>\$3,200.00</b>
<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>\$800.00</b>	<b>\$3,200.00</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 Matthew and Katherine Meyers 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. Same as above Attorney Email Same as above
- H. Property Owner's Name Same as Applicant
- I. Property Owner's Mailing Address 155 Phelps Road, Ridgewood, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
N/A - Applicant is the Owner

**PART II. EXISTING PROPERTY INFORMATION**

- A. Street Address of Property to be Developed 155 Phelps Road, Ridgewood, NJ 07450
- B. Tax Map Block Number(s) 1605 Lot Number(s) 12
- C. Zone District(s) R-1
- 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 checked="" 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)         |

See attached approval report from Historic Preservation Commission.

#### 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 Lot Width at any point Within 140' of the Front Lot Line: (120' Minimum Required v. 115' Existing/No Change);
2. Minimum Average Lot Width: (120'/16,800 SF Within 140' of the Front Lot Line Minimum Required v. 115'/16,100 SF Existing/No Change); and
3. Maximum Gross Building Area Within 140' of the Front Lot Line: (29%/4,620 SF Maximum Allowed v. 31%/4,998 SF 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):

- 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))

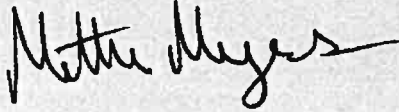
**PART V. SIGNATURES AND AUTHORIZATIONS**

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

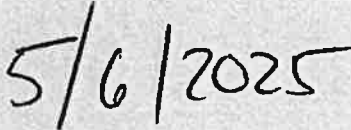
The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

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.

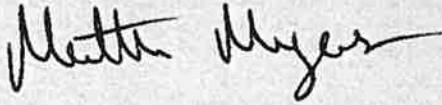
The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.



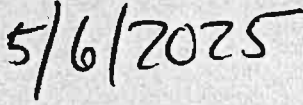
Applicant/Appellant



Date



Owner



Date

# 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

May 15, 2025  
**Revised August 27, 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: Meyers – Ridgewood ZBA (the “Applicant”)  
155 Phelps Road; Block 1605, Lot 12 (the “Property”)

Dear Mr. Chairman and Members of the Board:

The Property is an interior lot located in the Villages R-1 Zone, containing a lot area of 23,000 square feet and an average lot width of 115’, where 120’ is the minimum required. Due to the undersized nature of the lot as to width, the lot is non-conforming as to (1) Minimum Lot Width at any point w/ 140’: (120’ Minimum Required v. 115’ Existing), (2) Minimum Average Lot Width – Entire Lot: (120’ Minimum Required v. 115’ Existing), and (3) Minimum Lot Area w/140’ (16,800 SF Min Req. v. 16,100 SF Existing). The Property is currently vacant except for a detached garage in the left rear corner of the lot, with the garage being non-conforming as to: Minimum Left Side Yard Setback as to Garage (15’ Min. Required v. 2.2’ Existing); and Minimum Rear Yard Setback as to Garage (30’ Min. Required v. 5.0’ Existing).

The Applicants seek to construct a new single-family dwelling, driveway, and other improvements, including converting the existing detached garage into a field house. The aforementioned work is collectively referred to as the “Application”.

The Application requires the variance relief described below:

- Minimum Lot Width at any point Within 140’ of the Front Lot Line: (120’ Minimum Required v. 115’ Existing/No Change) and Minimum Average Lot Width: (120’/16,800 SF Within 140’ of the Front Lot Line Minimum Required v. 115’/16,100 SF Existing/No Change) – The building lot is an existing legal non-conforming building lot. The lots on either side of the Property are smaller in width than the Property and therefore, there isn’t an ability to acquire land from either of those lots to reduce and/or eliminate this non-conforming condition.

Chairman Gregory Brown and Members of the Board

May 15, 2025

**Revised August 27, 2025**

Page 2 of 2

- Maximum Gross Building Area Within 140' of the Front Lot Line: (29%/4,620 SF Maximum Allowed v. 31%/4,998 SF Proposed) – At the time of the public hearing, testimony will be provided to support this variance.

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 their Application be granted.

Thank you.

Very truly yours,

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

Matthew G. Capizzi, Esq.

MGC/hs

# HISTORIC PRESERVATION COMMISSION REPORT

To: Zoning Board of Adjustment  
Zoning Officer

From: Historic Preservation Commission

RE: Meyers Residence  
155 Phelps Road  
Block 1605, Lot 12

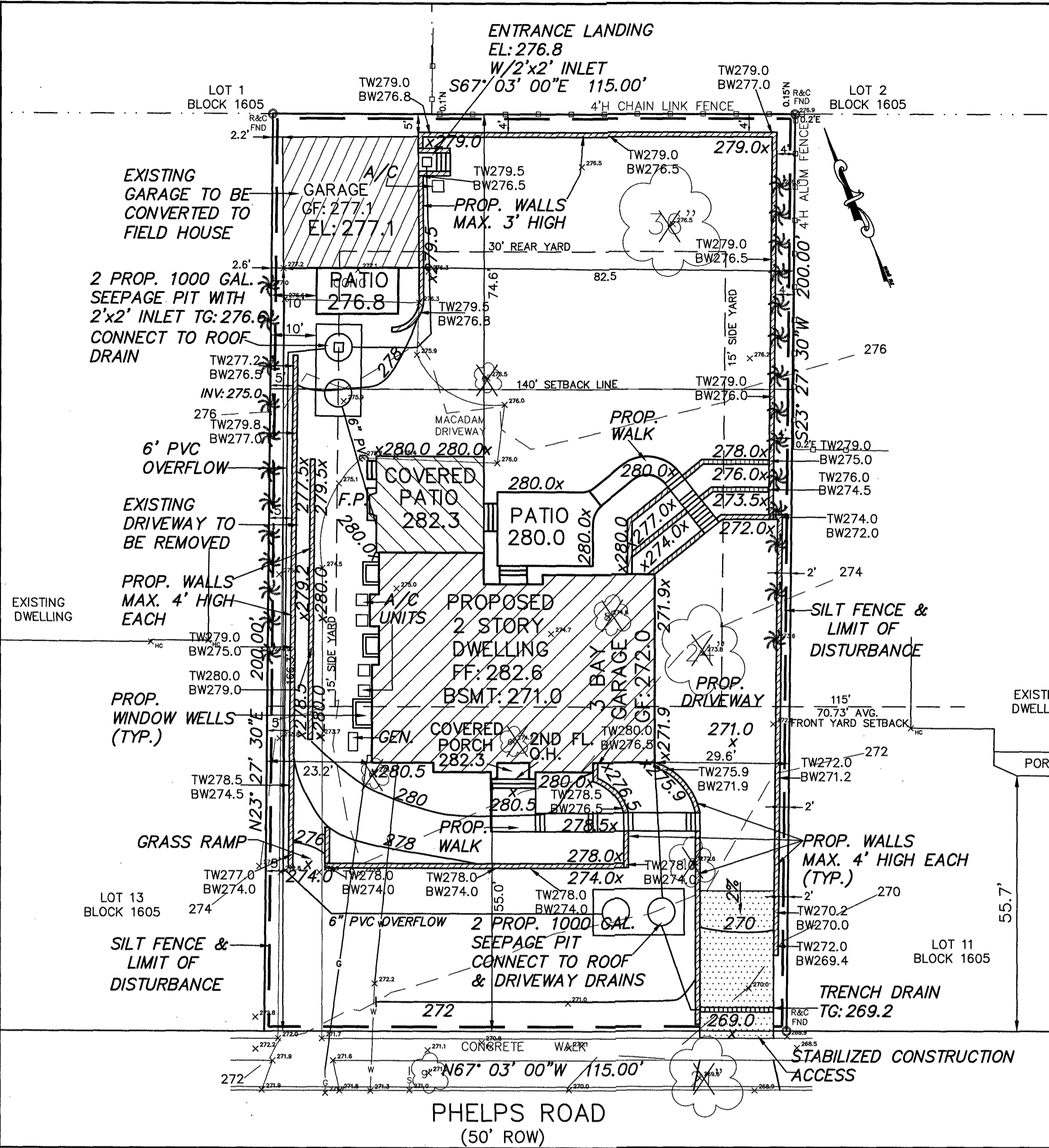
Date: July 27, 2025; **August 20, 2025**

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On June 9, 2025, the homeowners, Matthew and Katherine Meyers, and Roger Schlicht, architect, appeared before the Commission to present the proposed new house at 155 Phelps Road.

The Commission approved of the proposed plans conditioned on a submittal of the proposed materials to be used.

**UPDATE:** On August 11, 2025, Roger Schlicht attended the meeting and brought samples of the proposed materials for the new house. The Commission approved the proposed materials.



**ZONING DATA (R-1 ZONE)**

ITEM	REQUIRED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT:	35 FT. (1)	35 FT. (1)	34.85 FT.
MIN. FRONT YARD:	35 FT. MIN.	156.3 FT.	55.0 FT.
MIN. SIDE YARD (1):	15 FT.	2.2 FT. *	23.2 FT. (1)
MIN. BOTH SIDES:	33.95 FT.	84.7 FT.	52.8 FT.
MIN. REAR YARD:	30 FT.	5.0 FT. *	74.8 FT.
MIN. LOT AREA TOTAL:	16,800 SF.	23,000 SF.	23,000 SF.
LOT AREA WITHIN 140' SETBACK:	100 FT.	16,100 SF.	16,100 SF.
MIN. LOT WIDTH @ FSBK:	100 FT.	115 FT.	115 FT.
MIN. LOT WIDTH AT ANY POINT W/140':	120 FT. / 100 FT. W/ 140'	115 FT. *	115 FT. *
MIN. AVG. LOT WIDTH:	120 FT. / 16,800 SF. * W/ 140'	115 FT. / 16,100 SF. *	115 FT. / 16,100 SF. *
MIN. LOT DEPTH:	120 FT.	200 FT.	180 FT.
MAX. COV. ABOVE GRADE TOTAL:	20%	N/A	19.2%
MAX. COV. ABOVE GRADE W/IN 140':	20%	N/A	20.0%
MAX. GROSS BLDG. AREA TOTAL:	3475/5,000 SF.	N/A	21,738 / 4,998 SF.
MAX. GROSS BLDG. AREA W/IN 140':	2875/4,620 SF.	N/A	318 / 4,998 SF. **
ACCY. BLDG. GROSS BLDG. AREA:	58/1,000 SF.	4.28/966 SF.	4.28/966 SF.
MIN. BLDG. AREA:	60 FT. x 50 FT.	360 FT. x 50 FT.	480 FT. x 50 FT.
MIN. USABLE AREA:	80 FT. x 120 FT.	360 FT. x 120 FT.	480 FT. x 120 FT.
MAX. IMP. COV. TOTAL LOT:	40%/8,950 SF.	3,660 SF., 15.9%	7,547 SF., 32.8%
MAX. IMP. COV. W/IN 140':	40%/8,950 SF.	1,764 SF., 10.95%	6,369 SF., 39.56%
MIN. BLOCK CORNER RAD:	25 FT.	N/A	N/A

\*\*\* REQUIRED FRONT YARD SETBACK ESTABLISHED VIA RESOLUTION ADOPTED BY THE ZBA ON 2/13/24 FOR THE MATTER KNOWN AS ROBINS 155 PHELPS ROAD, BLOCK 1605, LOT 2.

(1) 35.0 FT. HEIGHT W/ENHANCED S.Y.S.B. & 8 ON 12 ROOF ALLOWED

**GROSS BUILDING AREA**

TOTAL FLOOR = 2,689 SF.  
SECOND FLOOR = 2,173 SF.  
ATTIC = 138 SF.  
TOTAL = 4,998 SF. ~ 21.73%

WITHIN 140' (16,100 SF.)  
4,998 SF./16,100 SF. = 31.0% \*\*

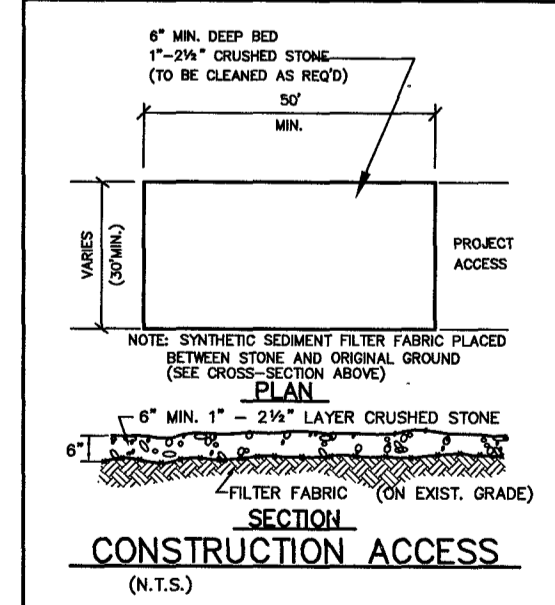
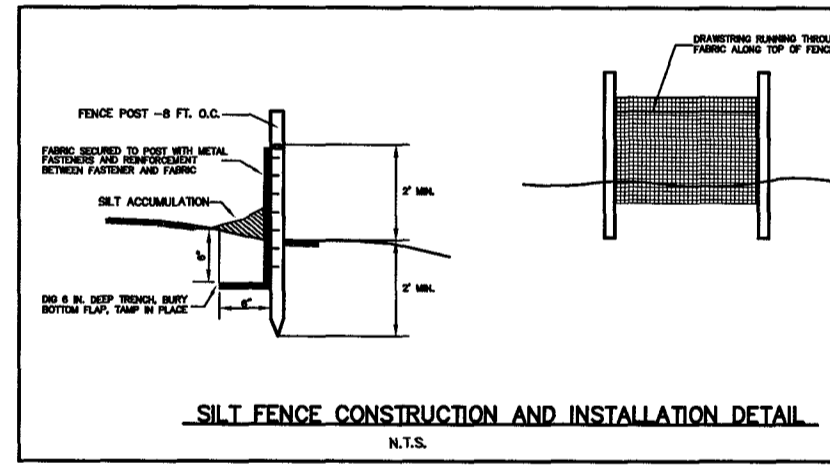
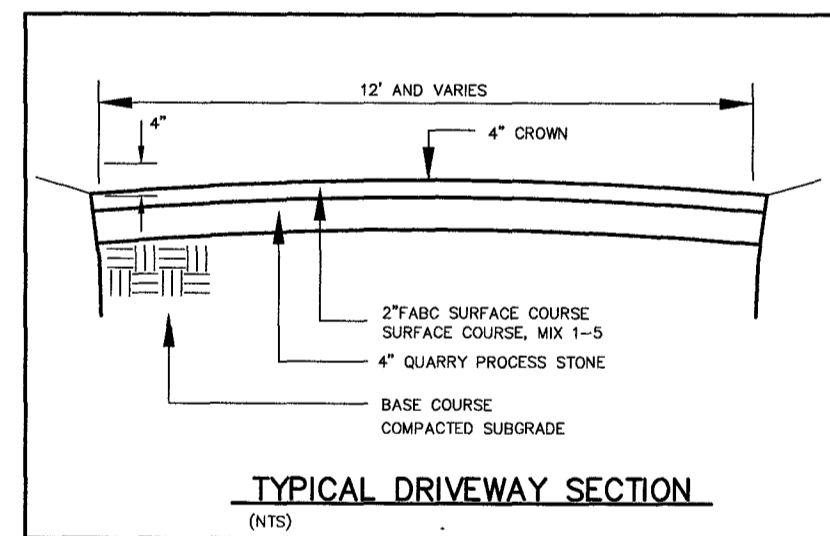
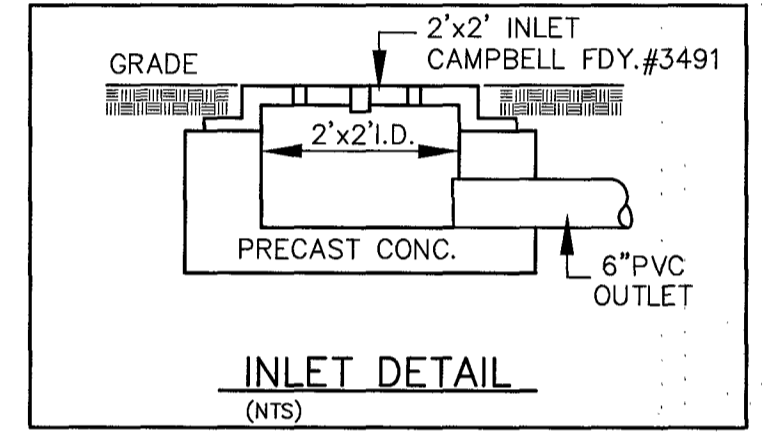
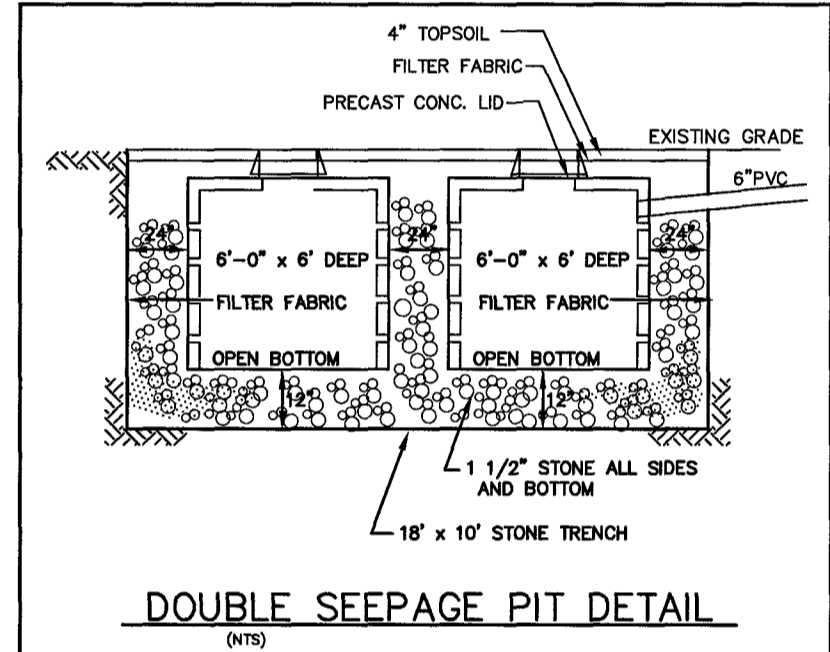
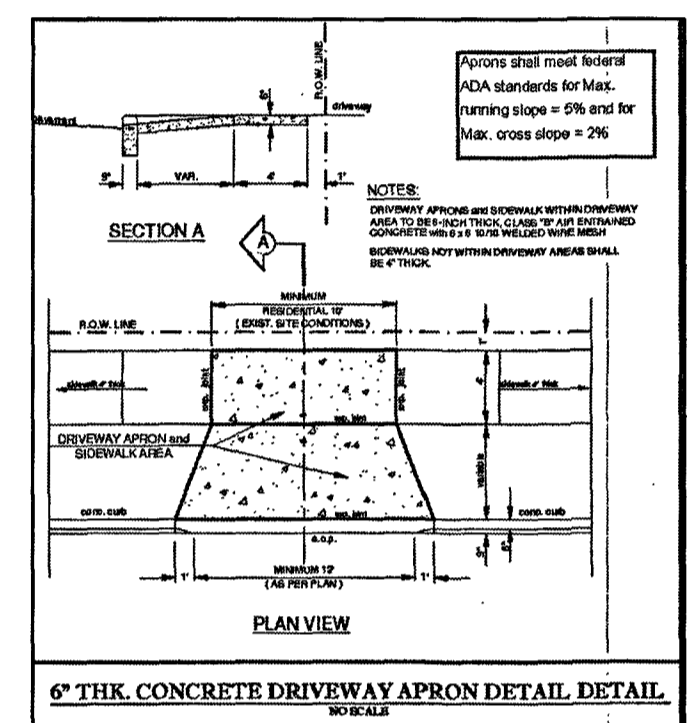
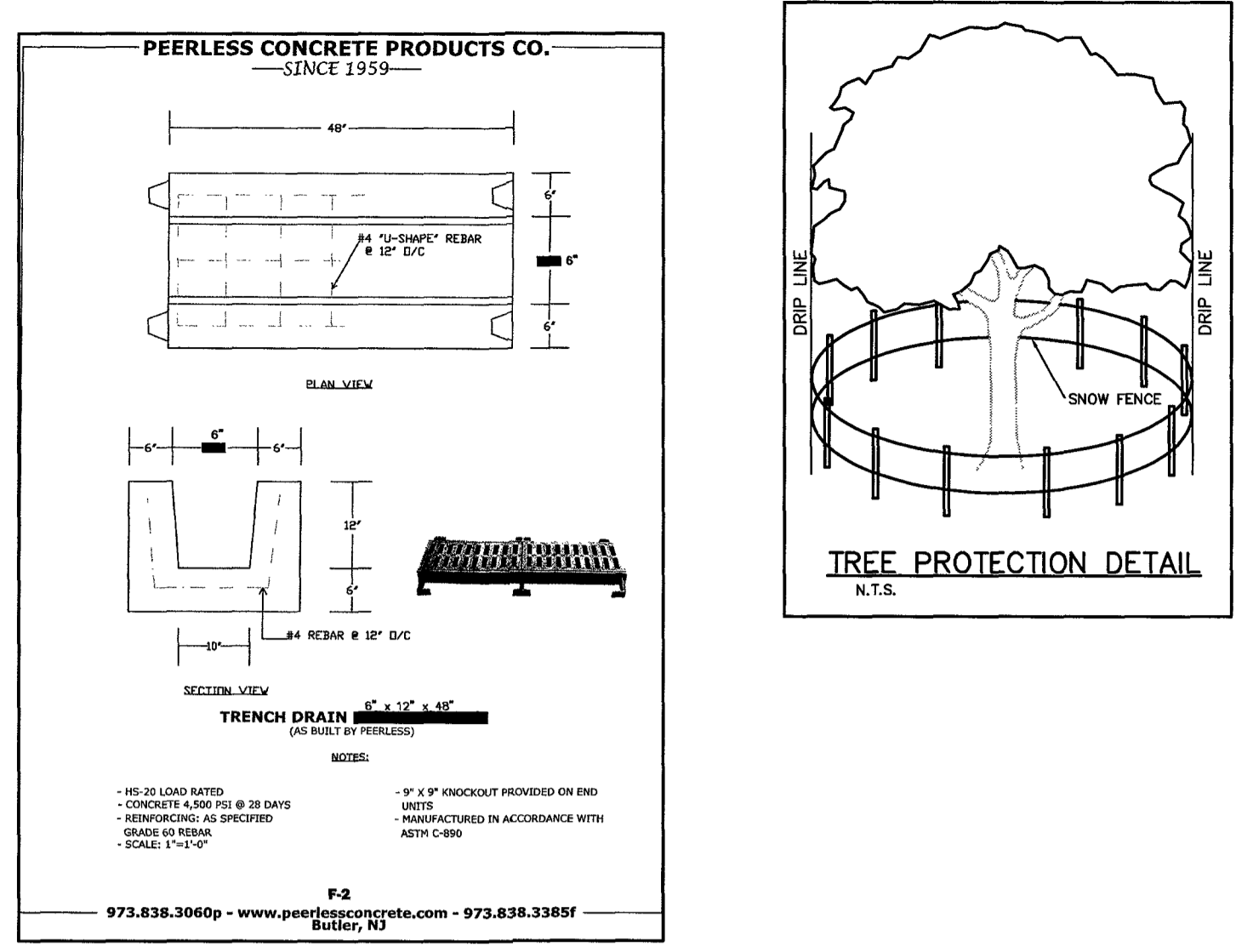
\*\* VARIANCE REQUESTED

**BUILDING HEIGHT CALCULATIONS**

- AVERAGE FINISHED GRADE: 277.62  
- MAX. ALLOWABLE RIDGE ELEVATION: 277.62 + 35 = 312.62  
- MAX. PROPOSED RIDGE ELEVATION: 312.50  
- MAX. PROPOSED BUILDING HEIGHT: 34.85 FT.

**AVERAGE GRADE CALCULATIONS**

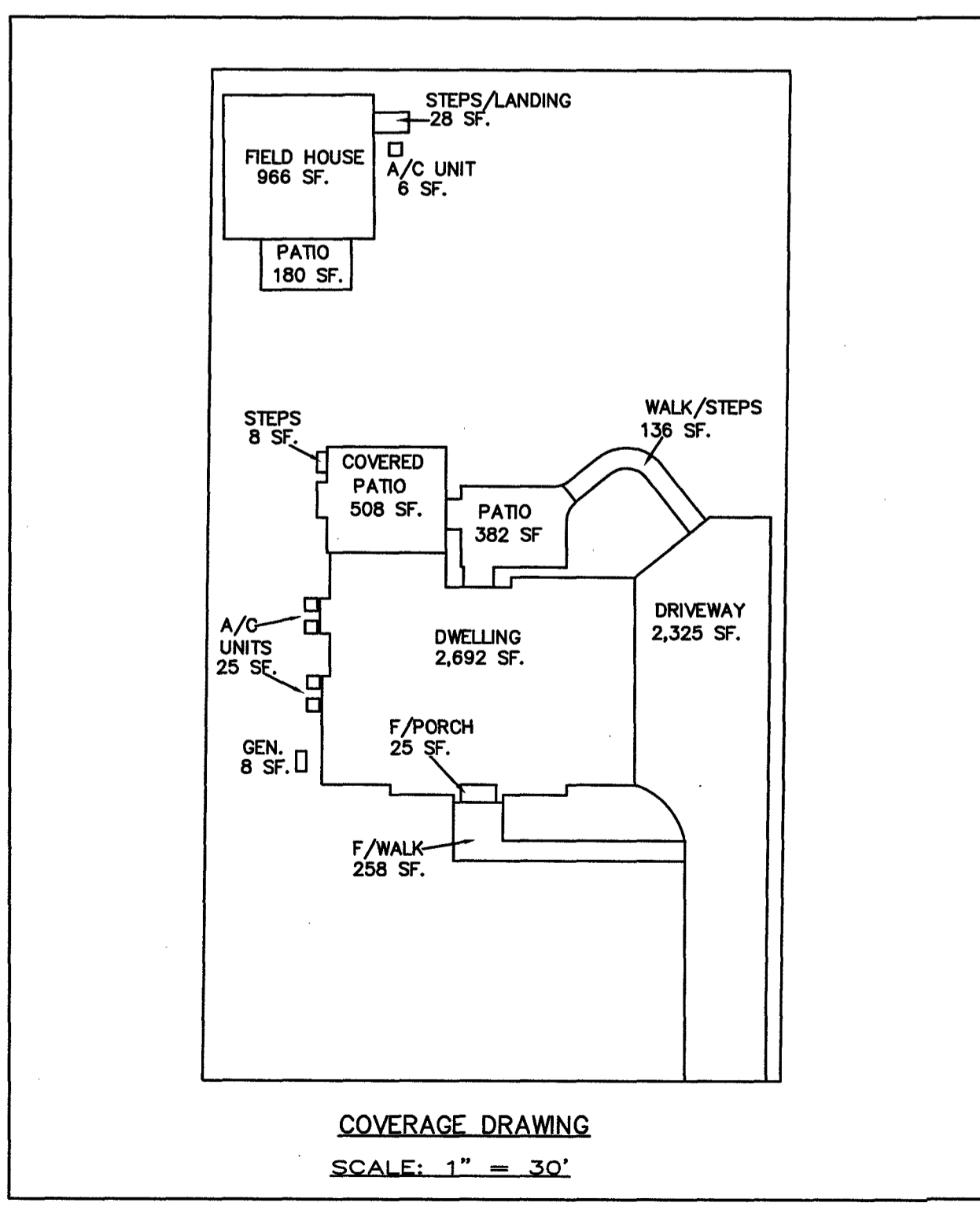
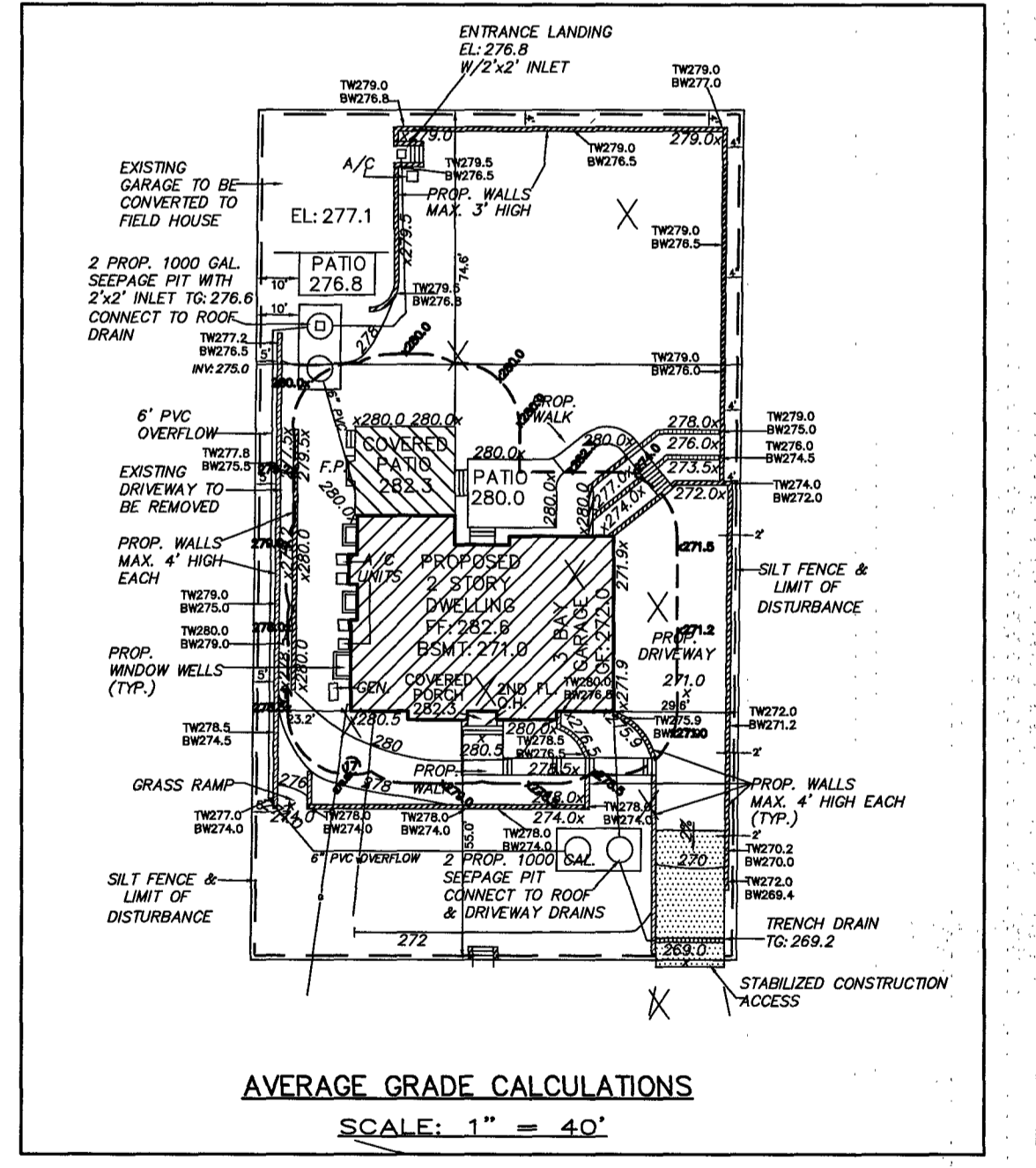
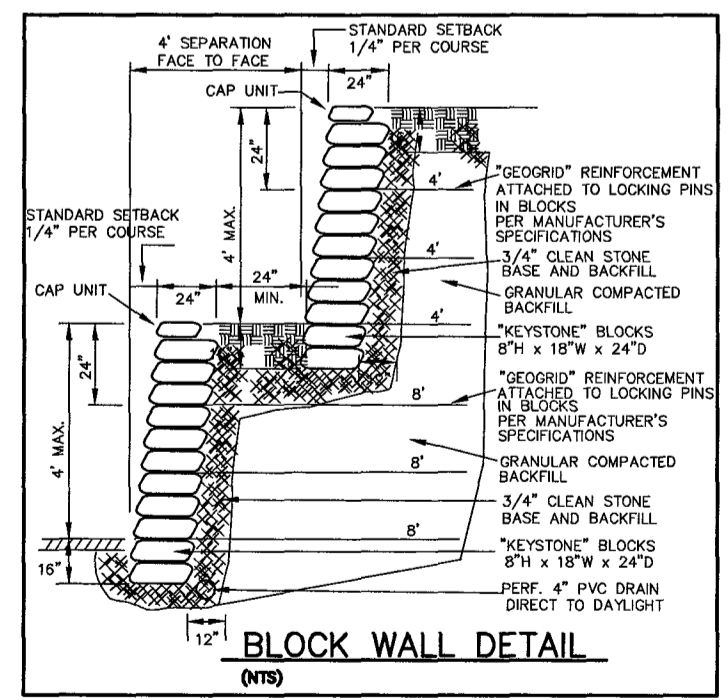
278.5 + 278.0 + 279.0 + 279.2 + 280.0 + 280.0 + 280.0 + 282.3 + 274.0 + 271.5 + 271.2 + 271.0 + 278.5 + 278.5 + 279.0 + 278.9 = 4719.5  
4719.5 / 17 = 277.62 = AVERAGE FINISHED GRADE



**SOIL MOVEMENT QUANTITIES**

EXCAVATIONS:  
DWELLING: 2,700 SF. x 3'DEEP/27 = 300 CY  
SEEPAGE PITS: 4(10'x10'x8'DEEP/27) = 119 CY  
DRIVEWAY: 50'x27'x1'DEEP/27 = 50 CY  
TOTAL EXCAVATION: 469 CY

FILL:  
WEST SIDE: 20'x70'x5'DEEP/27 = 259 CY  
REAR: 75'x85'x3'DEEP/27 = 708 CY  
TOTAL FILL: 967 CY



**COVERAGE BREAKDOWN: EXISTING**

GARAGE: 966 SF.  
BUILDING COVERAGE: 966 SF. = 4.2%  
DRIVEWAY: 2,694 SF.  
LOT COVERAGE: 3,660 SF. = 15.9%

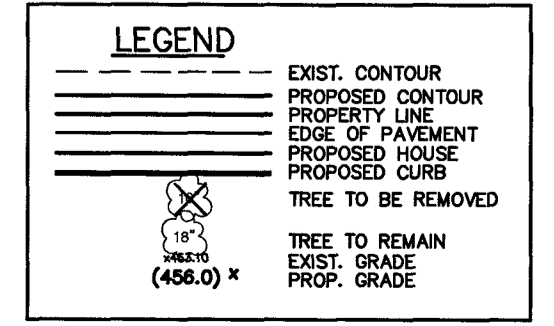
**COVERAGE BREAKDOWN: PROPOSED**

DWELLING: 2,692 SF.  
FRONT PORCH: 25 SF.  
COVERED PATIO: 508 SF.  
FIELD HOUSE: 966 SF.  
BUILDING COVERAGE: 4,191 SF. = 18.2%  
WALKS & STEPS: 430 SF.  
DRIVEWAY: 2,325 SF.  
PATIOS: 562 SF.  
A/C & GEN. PADS: 39 SF.  
LOT COVERAGE: 7,547 SF. = 32.8%

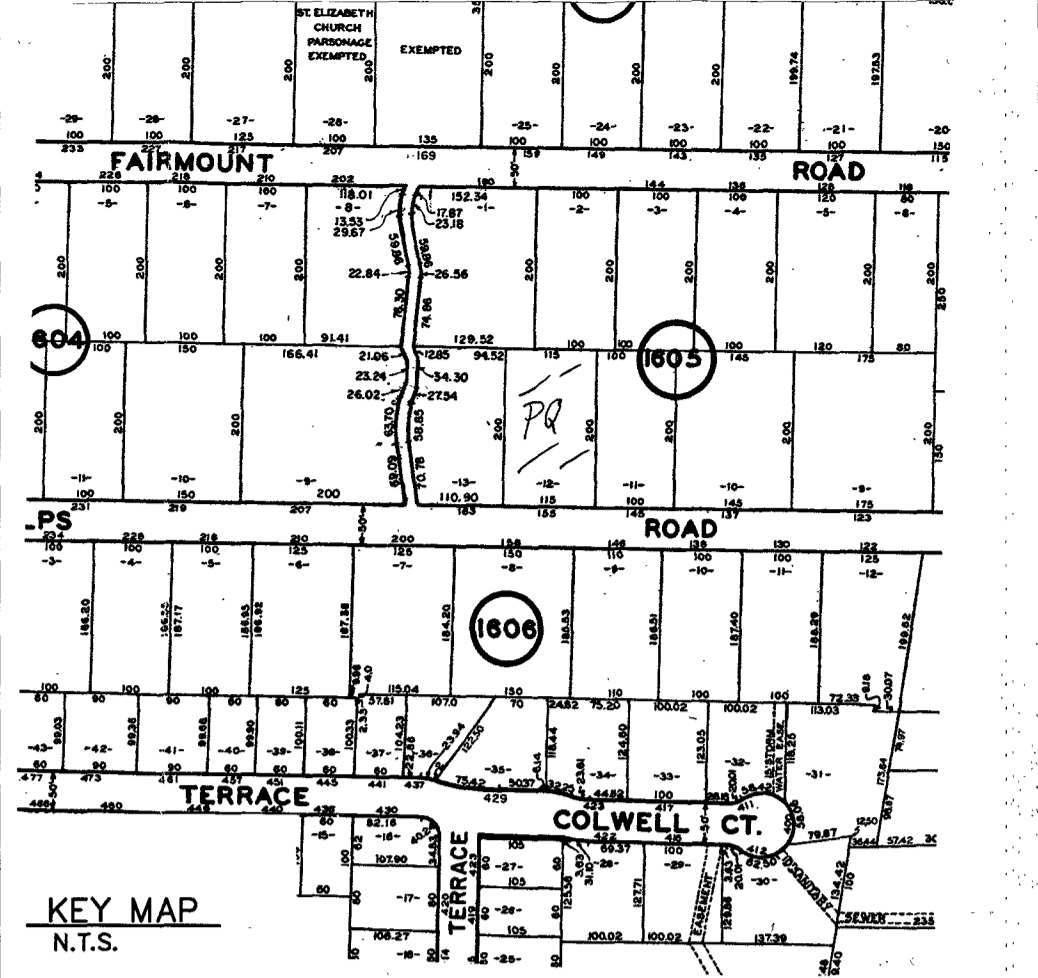
**COVERAGE BREAKDOWN: PROPOSED W/IN 140' - AREA: 16,100 SF.**

DWELLING: 2,692 SF.  
FRONT PORCH: 25 SF.  
COVERED PATIO: 508 SF.  
BUILDING COVERAGE: 3,225 SF. = 20.0%  
WALKS & STEPS: 402 SF.  
DRIVEWAY: 2,325 SF.  
PATIOS: 382 SF.  
A/C & GEN. PADS: 35 SF.  
LOT COVERAGE: 6,369 SF. = 39.56%

- STANDARD CONSTRUCTION SCHEDULE**
- INSTALL ALL SILT FENCING AND WHEEL TRACKING STRIP & INLET FILTERS.
  - CLEAR TREES AS APPROVED BY BOROUGH.
  - CLEAR AND STRIP TOPSOIL FROM ALL AREAS TO BE DISTURBED. REMOVE ANY EXISTING PAVED AREAS SO MARKED.
  - STOOPPILE TOPSOIL AND TEMPORARILY SEED SAME.
  - EXCAVATE FOR AND INSTALL ALL FOUNDATION FOR DWELLING.
  - INSTALL ALL UNDERGROUND UTILITIES.
  - CONSTRUCT DWELLING AS REQUIRED.
  - PRIOR TO APPLYING TOPSOIL, CONDUCT SOIL COMPACTION TESTING AND REMEDIATE SUBSOIL (SCARIFICATION/TILLAGE TO MIN. DEPTH OF 6"). AS NECESSARY.
  - UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.
  - REMOVE ALL SILT FENCE AND OTHER SOIL CONSERVATION & SEDIMENT CONTROL MEASURES ONCE DISTURBED AREAS ARE STABILIZED. CLEAN OUT SEDIMENTATION AREAS AND PROVIDE FOR PERMANENT REVEGETATION AFTER ALL CONSTRUCTION IS COMPLETED AND RESTORE AREA TO DESIGN OR ORIGINAL CONDITION.



- BERGEN COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES**
- All erosion and sediment control practices shall be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in accordance with the approved construction plan.
  - Any disturbed area that will not be seeded or planted within 30 days and not subject to erosion control shall be covered with a minimum of 2" of straw mulch. If mulch is not used, the disturbed area will be mulched with mulch straw to a depth of 2 inches. Mulch shall be applied in a grid pattern, each setting, or laid in strips.
  - Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in conjunction with straw mulch or a suitable alternative, at a rate of 1 lb. per 100 sq. ft. according to the NJ Standards.
  - Submittal Requirements:
    - Temporary Seeding and Mulching:
      - Applied uniformly according to soil test recommendations.
      - Seeding: Apply 1 lb. of seed at 100-150 lbs. or equivalent with 50% water soluble nitrogen (unless a soil test indicates otherwise).
      - Straw: Apply 2 lbs. of straw at 100-150 lbs. or equivalent with 50% water soluble nitrogen (unless a soil test indicates otherwise).
      - Seed: Applied between March 1 and May 15 or between August 15 and October 1.
      - Seeding: Applied between March 1 and May 15 or between August 15 and October 1.
      - Seeding: Applied between March 1 and May 15 or between August 15 and October 1.
      - Seeding: Applied between March 1 and May 15 or between August 15 and October 1.
    - Permanent Seeding and Mulching:
      - Applied uniformly according to soil test recommendations.
      - Seeding: Apply 1 lb. of seed at 100-150 lbs. or equivalent with 50% water soluble nitrogen (unless a soil test indicates otherwise).
      - Straw: Apply 2 lbs. of straw at 100-150 lbs. or equivalent with 50% water soluble nitrogen (unless a soil test indicates otherwise).
      - Seeding: Applied between March 1 and May 15 or between August 15 and October 1.
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      - Seeding: Applied between March 1 and May 15 or between August 15 and October 1.
      - Seeding: Applied between March 1 and May 15 or between August 15 and October 1.
  - The site shall be maintained and kept in good condition until all stormwater runoff is controlled.
  - Soil erosion and sediment control measures will be inspected and maintained on a regular basis.
  - Structures are not to be located within 50' of a floodplain, slope, roadway or drainage facility. The base of any structure shall be constructed on a suitable foundation or all-terrain.
  - A crushed stone, vehicle wheel-clearing barrier will be installed wherever a construction access road intersects any graded roadway. Said barrier will be constructed of 12" x 20" crushed stone, 4" thick, will be at least 30' x 100' and should be underlain with a suitable synthetic sediment filter fabric and geotextile.
  - Maximum slope of all exposed surfaces shall not exceed 2:1 unless otherwise approved by the District.
  - Driveways must be stabilized with 12" x 20" crushed stone or subbase prior to individual lot construction.
  - All soil within, dropped, spilled or leaked outside the limit of disturbance or into public right-of-way, will be removed immediately. Paved driveways must be kept clean at all times.
  - Construction materials shall be stored in accordance with the NJ Standards.
  - The project owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls of off-site as a result of construction of the project.
  - Accession to the certified Soil Erosion and Sediment Control Plan must be submitted to the District for review and approval prior to implementation in the field.
  - A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
  - The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours before any and disturbance. Bergen County, SO, 100 Independence Road, Suite 100, Carlisle, NJ 07003, Tel: 201-261-4407, Fax: 201-261-1273.
  - The Bergen County Soil Conservation District may request additional measures to minimize on- or off-site erosion problems during construction.
  - The owner must obtain a District report of conditions prior to the issuance of any certificate of occupancy. The District conducts, at least one month, to facilitate the understanding of all aspects of construction. All work must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a report of conditions to the District. Revised 12/17/17



- NOTES**
- CONTOURS SHOWN HEREON ARE IN USGS DATUM.
  - TOTAL LOT AREA = 23,000 SF., 0.53 AC.
  - REFERENCE MAP: DEED MAP #1616
  - FILED MAP #1616
  - UTILITIES TO BE PLACED UNDERGROUND.
  - 7 TREES ARE PROPOSED FOR REMOVAL.
  - PERCOLATION TEST FOR SEEPAGE PITS WILL BE PERFORMED AT TIME OF INSTALLATION. IF NECESSARY ALTERING DESIGN WILL BE PROVIDED.
  - ALL PROPOSED SLOPES SHALL BE 3'HORIZ., 1'VERT MAX.
  - THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA.

**PLOT PLAN**  
**SOIL EROSION AND SEDIMENT CONTROL PLAN**

LOT 12, BLOCK 1605  
CURRENT TAX ASSESSMENT MAP NO. 16  
155 PHELPS ROAD  
VILLAGE OF RIDGWOOD, BERGEN COUNTY, NEW JERSEY

SCALE: 1" = 20' DATE: 10/31/24 JOB NO: 2024-212 SHEET: 1 OF 1  
CHECKED BY: RW

**OWNER/APPLICANT:**  
MR. & MRS. MEYERS  
155 PHELPS ROAD  
RIDGWOOD, N.J.

**ROBERT J. WEISSMAN, P.E. & L.S.**  
WEISSMAN ENGINEERING CO., P.C.  
PROFESSIONAL ENGINEER AND LAND SURVEYOR  
686 GARDIN AVENUE, MIDLAND PARK, NJ 07432  
VOICE: (201) 445-2789, FAX: (201) 445-0483  
E-MAIL: INFO@WEISSMANENGINEERING.COM

CERTIFICATION OF AUTHORIZATION # 24627928800

N.J. P.E. & L.S. LIC. NO. 29,624



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



2 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

8-25-2025 ISSUED FOR VARIANCE  
8-11-2025 ISSUED FOR HPC  
4-24-2025 ISSUED FOR ZONING DENIAL  
4-22-2025 ISSUED FOR OWNER REVIEW  
4-16-2025 ISSUED FOR OWNER REVIEW

DATE: ISSUE:  
**R D S**  
**ARCHITECTS**  
ROGER SCHLICHT ARCHITECT  
58 Midwood Avenue, Allendale, New Jersey 07401  
2 0 1 . 4 4 7 . 1 9 6 2

Roger D. Schlicht  
NJ. Licence No. 09576

MEYERS RESIDENCE

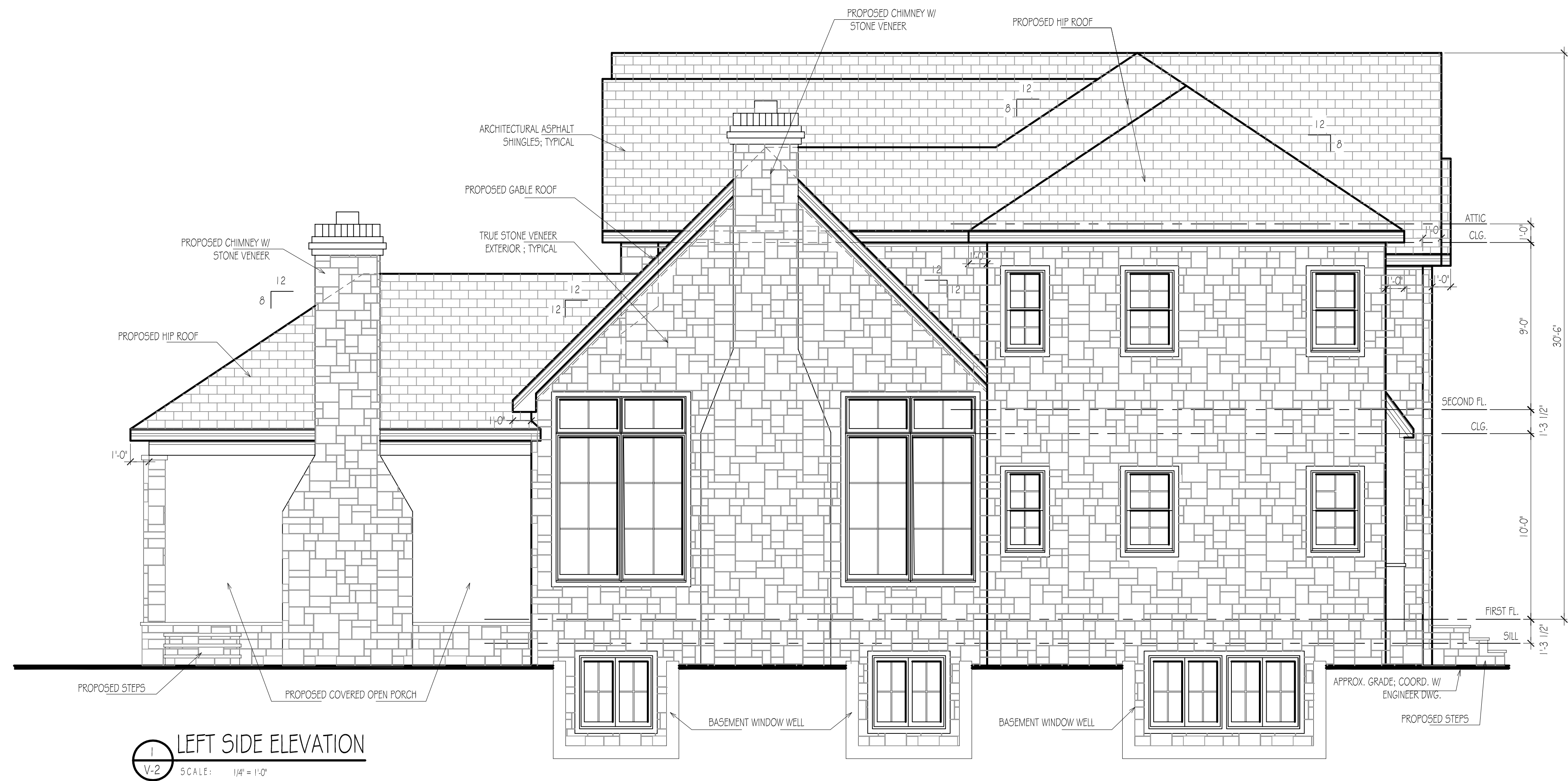
155 Phelps Road

Ridgewood, N.J.

DATE: 4-16-2025  
SCALE: AS NOTED

ELEVATIONS

V-1



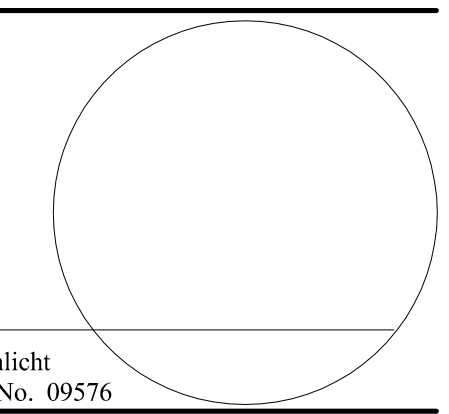
1  
V-2  
SCALE: 1/4" = 1'-0"



2  
V-2  
SCALE: 1/4" = 1'-0"

8-25-2025 ISSUED FOR VARIANCE  
 8-11-2025 ISSUED FOR HIPC  
 4-24-2025 ISSUED FOR ZONING DENIAL  
 4-22-2025 ISSUED FOR OWNER REVIEW  
 4-16-2025 ISSUED FOR OWNER REVIEW  
 DATE ISSUE

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**ARCHITECTS**  
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 58 Midwood Avenue, Allendale, New Jersey 07401  
 2 0 1 . 4 4 7 . 1 9 6 2

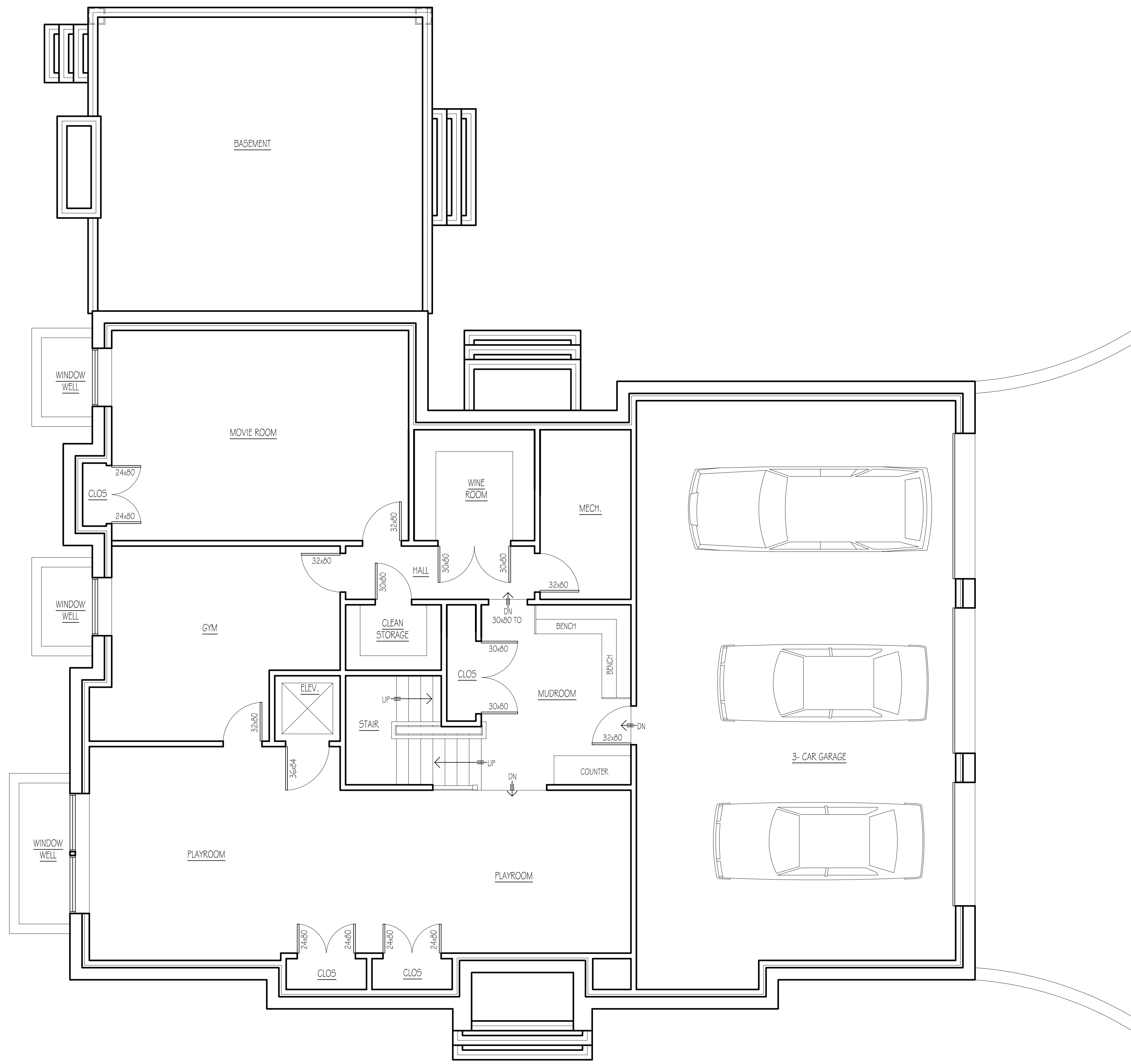


Roger D. Schlicht  
 NJ License No. 09576  
**MEYERS RESIDENCE**  
 155 Phelps Road  
 Ridgewood, N.J.

DATE: 4-16-2025  
 SCALE: AS NOTED

ELEVATIONS

V-2

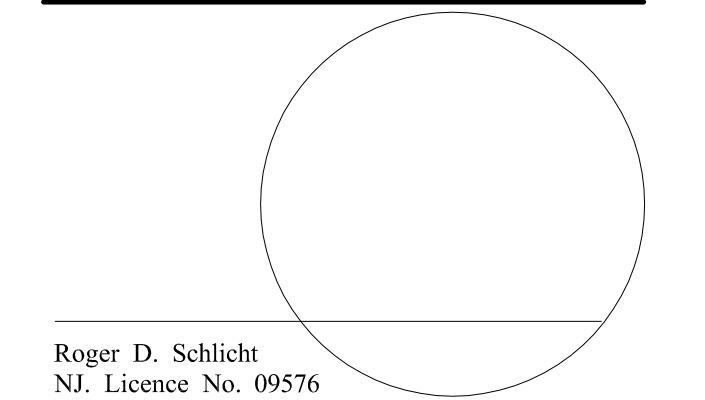


**BASEMENT PLAN**  
 V-3 SCALE: 1/4" = 1'-0"

8-25-2025 ISSUED FOR VARIANCE  
 8-11-2025 ISSUED FOR HPC  
 4-24-2025 ISSUED FOR ZONING DENIAL  
 4-22-2025 ISSUED FOR OWNER REVIEW  
 4-16-2025 ISSUED FOR OWNER REVIEW

DATE	ISSUE
8-25-2025	ISSUED FOR VARIANCE
8-11-2025	ISSUED FOR HPC
4-24-2025	ISSUED FOR ZONING DENIAL
4-22-2025	ISSUED FOR OWNER REVIEW
4-16-2025	ISSUED FOR OWNER REVIEW

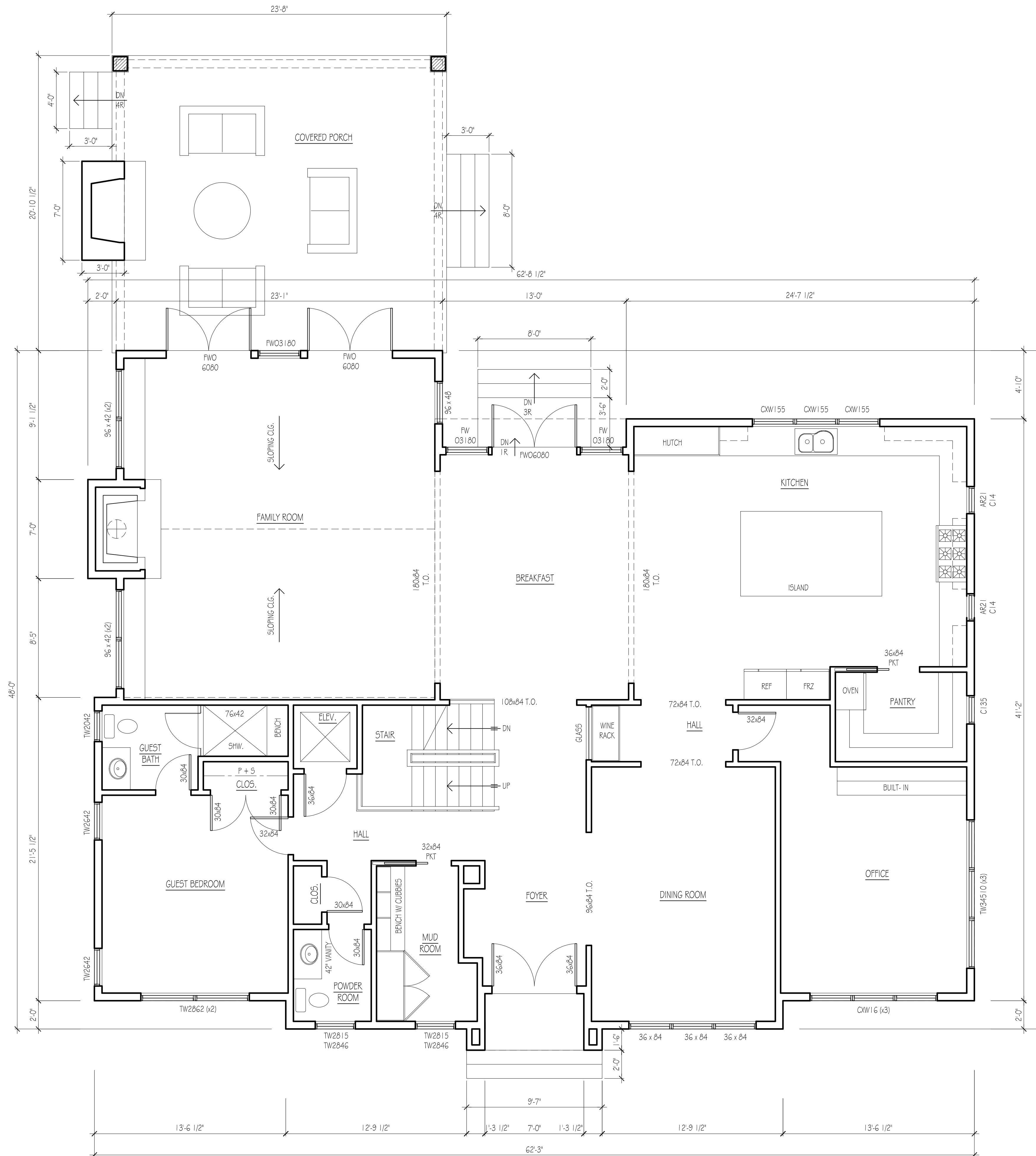
**R D S**  
**ARCHITECTS**  
 ROGER SCHLICHT ARCHITECT  
 58 Midwood Avenue, Allendale, New Jersey 07401  
 2 0 1 . 4 4 7 . 1 9 6 2



MEYERS RESIDENCE  
 155 Phelps Road  
 Ridgewood, N.J.

DATE: 4-16-2025  
 SCALE: AS NOTED

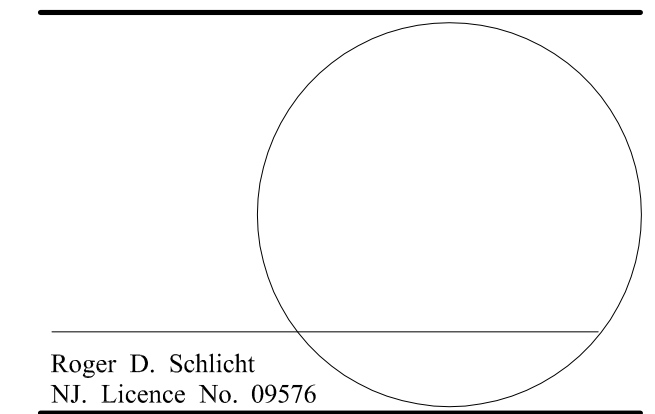
BASEMENT PLAN



**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

8-25-2025 ISSUED FOR VARIANCE  
 8-11-2025 ISSUED FOR HPC  
 4-24-2025 ISSUED FOR ZONING DENIAL  
 4-22-2025 ISSUED FOR OWNER REVIEW  
 4-16-2025 ISSUED FOR OWNER REVIEW

DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_  
**R D S**  
**ARCHITECTS**  
 ROGER SCHLICHT ARCHITECT  
 58 Midwood Avenue, Allendale, New Jersey 07401  
 2 0 1 . 4 4 7 . 1 9 6 2



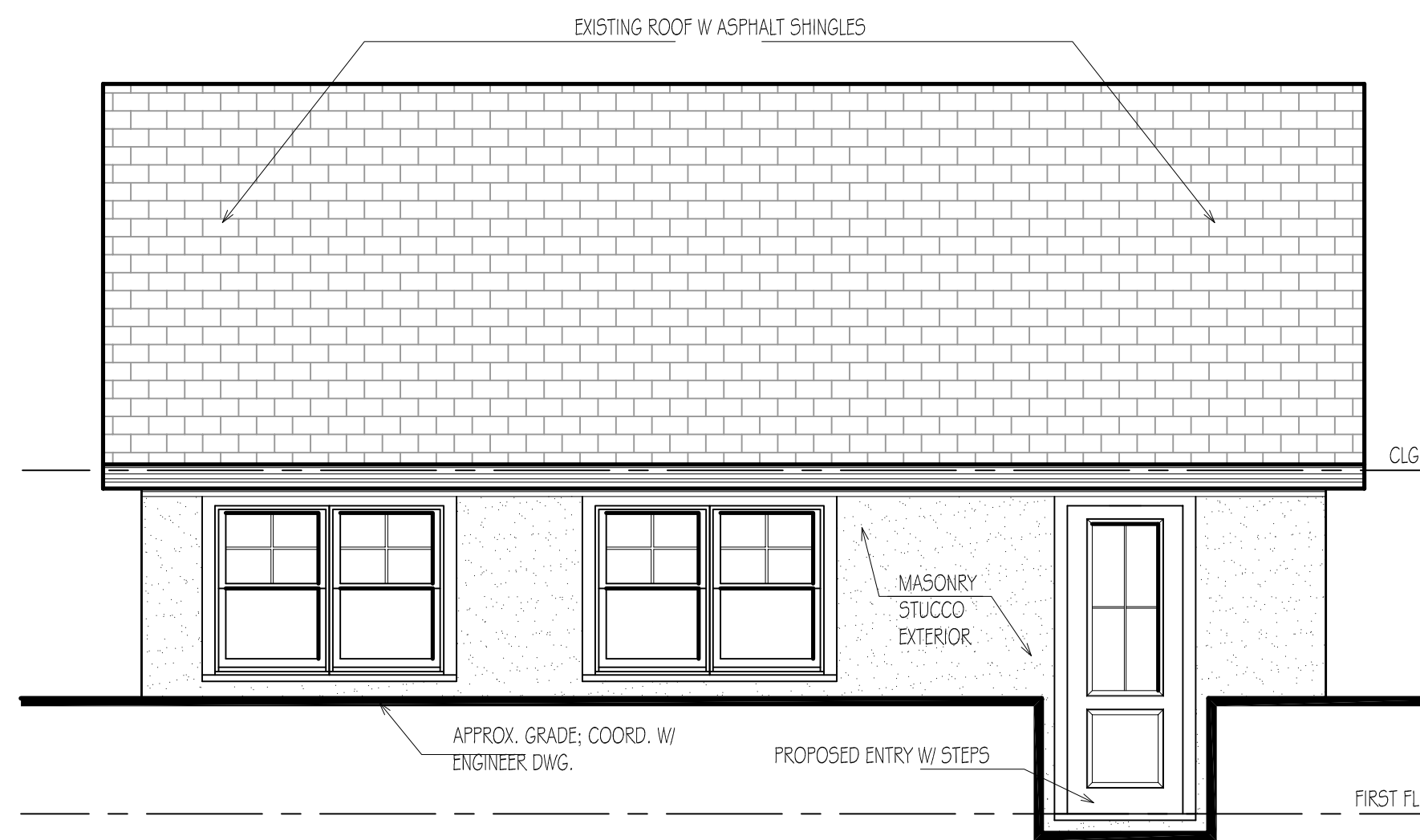
**MEYERS RESIDENCE**  
 155 Phelps Road  
 Ridgewood, N.J.

DATE: 4-16-2025  
 SCALE: AS NOTED

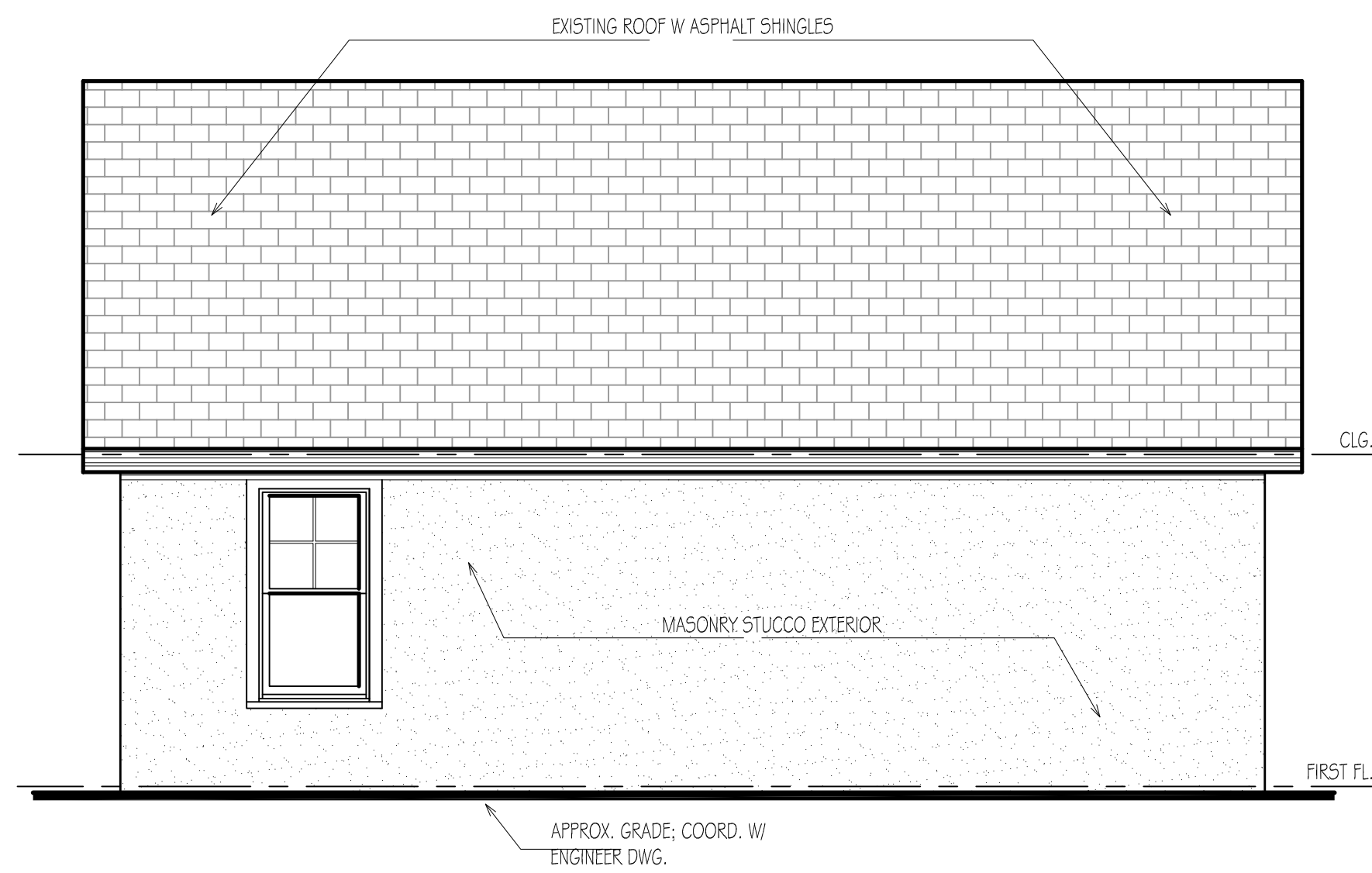
FIRST FLOOR PLAN

**V-4**

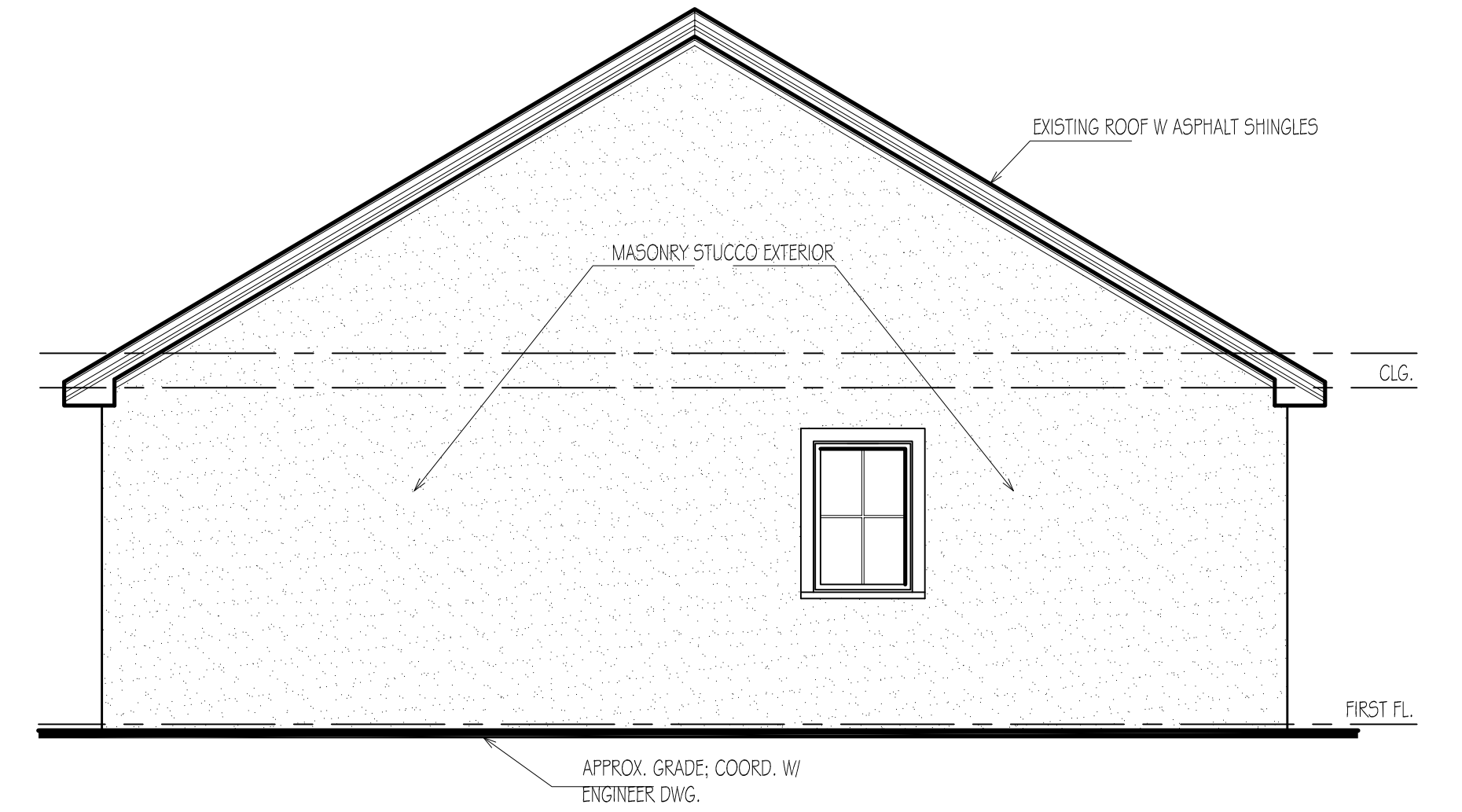




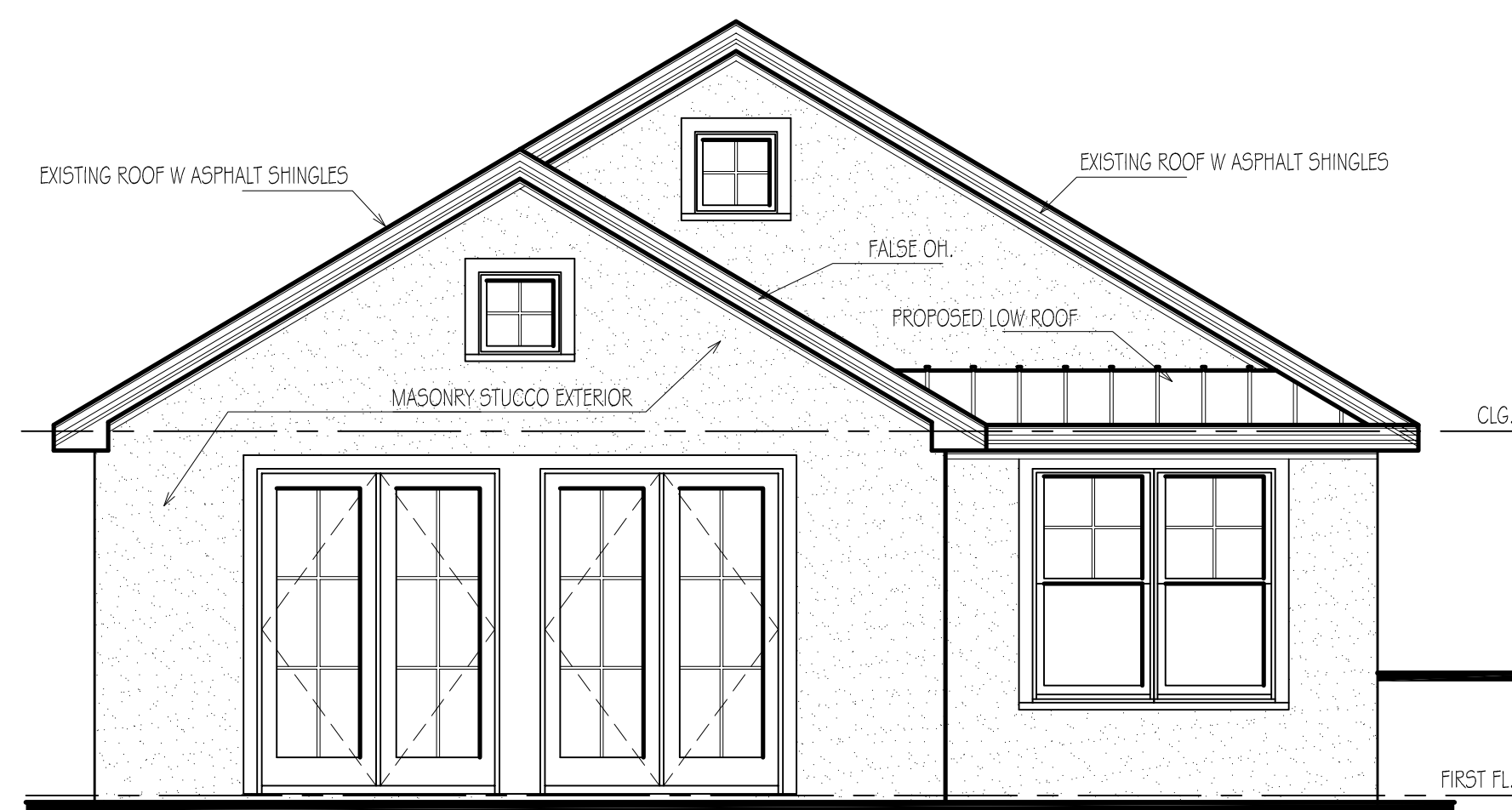
1 RIGHT SIDE ELEVATION - FIELD HOUSE  
V-6 SCALE: 1/4" = 1'-0"



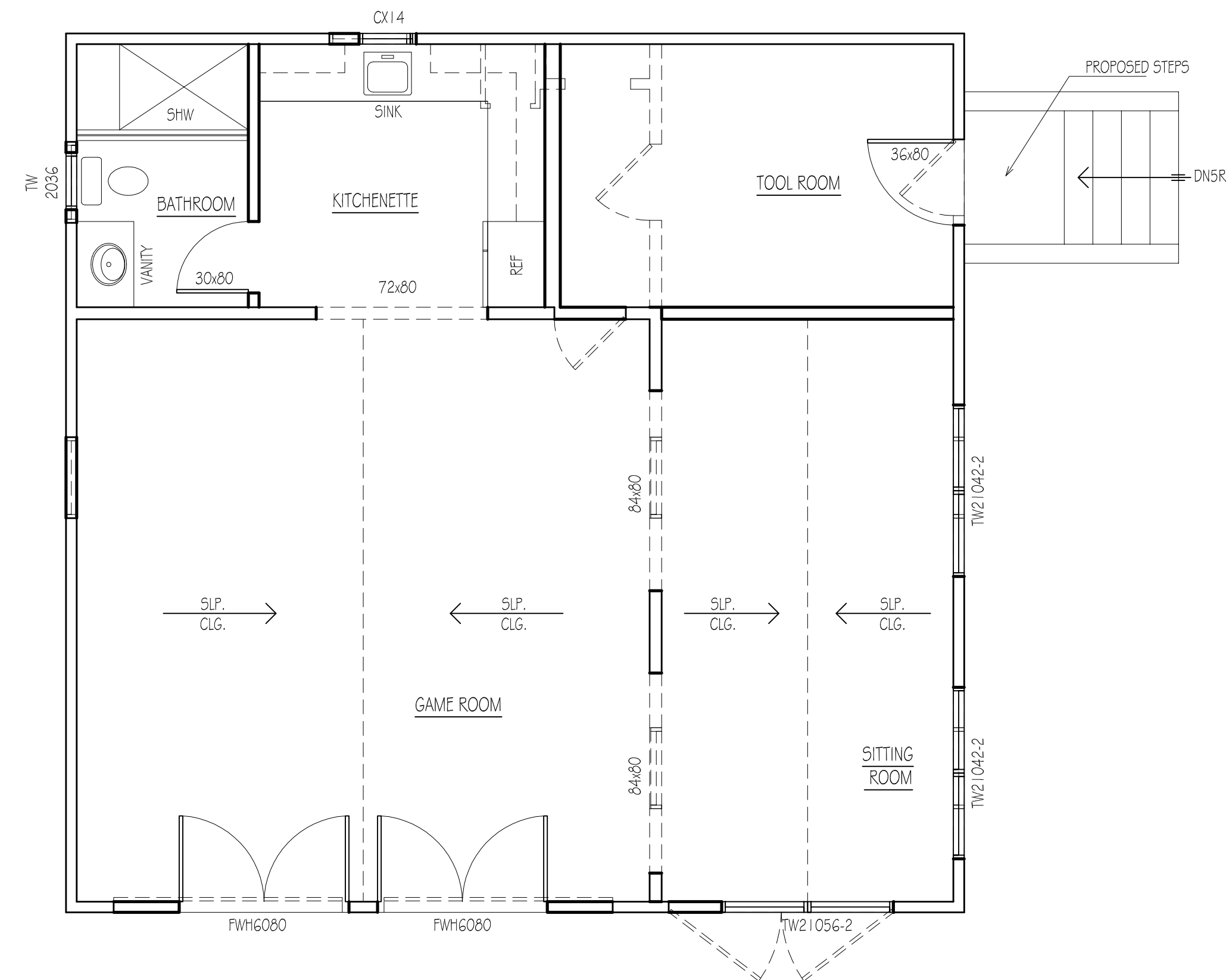
2 LEFT SIDE ELEVATION - FIELD HOUSE  
V-6 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION - FIELD HOUSE  
V-6 SCALE: 1/4" = 1'-0"



4 FRONT ELEVATION - FIELD HOUSE  
V-6 SCALE: 1/4" = 1'-0"



5 PLAN - FIELD HOUSE  
V-6 SCALE: 1/4" = 1'-0"

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155 Phelps Road  
Ridgewood, N.J.

DATE: 4-16-2025  
SCALE: AS NOTED

FIELD HOUSE PLAN  
& ELEVATIONS

V-6

# PHELPS ROAD // exterior - materials & inspiration

CREAMY WHITE  
STONE & STUCCO  
EXTERIOR



CLASSIC ASPHALT  
ROOFING MATERIAL  
COLONIAL SLATE COLOR



BRONZE GUTTERS



BLACK WINDOWS with WHITE TRIM

METAL ROOF ACCENTS  
BOXED OUT WINDOWS



RETAINING WALLS  
FRONT OF HOUSE

WOOD DOORS with  
SOFT ARCH



