

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)	
RECEIVED JUN 11 2025	
DATE RECEIVED: _____	BLOCK(S): <u>3212</u> LOT(S): <u>7</u>
ADDRESS OF SUBJECT PROPERTY: <u>230 Fairfield Avenue</u>	
APPLICANT NAME: <u>Mahmoud</u>	APPLICATION NO.: <u>ZBA25-20</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	\$600	\$2400
<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)		
TOTAL		

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 Muhammad Mahmoud and Sarah Issa
- B. Applicant's Mailing Address _____
- C. Applicant Telephone No. _____ If unlisted, check here
- D. Applicant Email _____
- E. Applicant's Attorney Name Matthew Weiss / Gail L. Price
- F. Applicant's Attorney Address Price, Meese 50 Tice Blvd Ste 380 Woodcliff Lake NJ
- G. Attorney Telephone No. 201-391-3737 Attorney Email mweiss@pricemeese.com
- H. Property Owner's Name Muhammad Mahmoud
- I. Property Owner's Mailing Address RE: 230 Fairfield Avenue, Ridgewood, NJ
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
owner

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 230 Fairfield Avenue, Ridgewood, NJ
- B. Tax Map Block Number(s) 3212 Lot Number(s) 7
- C. Zone District(s) R-2 Single Family
- 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.).

2 story single-family residence, paver patio, asphalt driveway, stone walkway

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.

Proposed addition to attic for two (2) bedrooms, bathroom and closet to accommodate family needs

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):

§190-104E(12) Maximum Gross Building Area: 32% allowed, 34% existing, 38% proposed

§190-104E(13) Maximum Gross Building Area w/i 140' of Graydon Ter Lot Line:
3360 SF allowed, 4155 SF existing, 4631 SF proposed

§190-104E(13) Maximum Gross Building Area w/i 140' of Fairfield Ave Lot Line:
32% allowed, 34% existing, 38% 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); or see attached "C" variance criteria)
- "D" Variance (see §190-34G(1)(a), (b) and (c))

ARGUMENTS IN FAVOR OF (C) VARIANCES

- §190-104E(12) Maximum Gross Building Area
 - 32% (3975 SF) allowed, 34% (4245 SF) existing, 38% (4721 SF) proposed
 - Granting this variance would fulfill the purposes of zoning in that it encourages efficient use of the existing land in that the addition to the home is being built above the existing foundation and would not be a substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance because it will allow Mr. Mahmoud and Ms. Issa to accommodate their family needs.
- §190-104E(13) Maximum Gross Building Area w/i 140 ft of Front Lot Lines
 - 3360 SF (32.1%) allowed, 4155 SF (40%) existing, 4631 SF (44%) proposed from Graydon Terrace
 - 32% (3975 SF) allowed, 34% (4245 SF) existing, 38% (4721 SF) proposed from Fairfield Avenue
 - Granting these variances would fulfill the purposes of zoning in that it encourages efficient use of the existing land in that the addition to the home is being built above the existing foundation and would not be a substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance because it will allow Mr. Mahmoud and Ms. Issa to accommodate their family needs. Furthermore, the 2022 Master Plan recommended the removal of the 140' requirements from the Code, as it is a "confusing and often superfluous standard." (Page 54)

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 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


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 Muhammad Mahmoud Date 6/9/25



Owner Muhammad Mahmoud Date 6/9/25

VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT

Owner: Muhammad Mahmoud

Property Address: 230 Fairfield Avenue
Ridgewood NJ, Block 3212, Lot 7

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:

6/9/25



Muhammad Mahmoud Owner

**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 3212 LOT 7 ZONE R-2 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10500	12421	12421	YES
Lot area (sq. ft.) w/in [140] feet of front lot line		10451 Graydon 12421 Fairfield	10451 Graydon 12421 Fairfield	ENC/YES
Min. lot width at min. front yard setback (feet) ²	105	75 - Graydon 166.27 - Fairfield	75 - Graydon 166.27 - Fairfield	ENC/YES
Min. front yard setback, principal building (feet) ³	40	50.1 - Graydon 31.4 - Fairfield	50.1 - Graydon 31.4 - Fairfield	YES/ENC
Min. each side yard setback, principal building (feet) ^{3,4}	10	12.4	12.4	YES
Min. total both side yard setbacks, principal building (feet) ^{3,4,5}	54.87	62.5	62.5	YES
Min. rear yard setback, principal building (feet) ³	30	22.5	22.5	ENC
Max. building height, principal building (feet) ⁶	30	26.6	29.9	YES
Max. building height, principal building (stories) ⁷	2.5	2	2.5	YES

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20	20	20	YES
	(sq. ft.)	2484	2484	2484	YES
Max. coverage within [140] feet of front lot line ^{8,9}	(percent)	20	23/20	23/20	ENC/YES
	(sq. ft.)	2090/2484	2396/2484	2396/2484	ENC/YES

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45	34	34	YES
	(sq. ft.)	5589	4265	4265	YES
Max. coverage within [140] feet of front lot line ^{9,10}	(percent)	45	38/34	38/34	YES/YES
	(sq. ft.)	4703/5589	3941/4265	3941/4265	YES/YES

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	32	34	38	NO
	(sq. ft.)	3975	4245	4721	NO
Max. gross building area within [140] feet of front lot line ^{9,11}	(percent)	32.1/32	40/34	44/38	NO/NO
	(sq. ft.)	3360/3975	4155/4245	4631/4721	NO/NO

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	NONE			
	(sq. ft.)	NONE			
Max. gross building area within [] feet of front lot line ^{9,11}	(percent)	NONE			
	(sq. ft.)	NONE			

Requirements/existing/proposed listed for Graydon Ter first, then for Fairfield Ave in every table

ZONING TABLE NOTES

1 - The minimum lot area excludes the area of any road or road widening easements, pursuant to §190-119.I. Also, the minimum lot area is increased for corner lots (see the zone regulations), and when the lot contains a flood hazard area; see §190-120C(3).

2 - "Lot width" is defined in §190-3 as the shortest straight line distance between the two side lines of any lot, measured parallel to the front lot line and at a distance from the front lot line equal to the minimum required front yard setback. On corner lots, the lot width is measured parallel to the shortest front lot line. If the front lot line of the lot is not a straight line, the lot width is measured as above, but parallel to the shortest imaginary line which is entirely within the lot and tangent to the front lot line. The minimum lot width is greater for corner lots (see the zone regulations).

3 - All yard setbacks are measured perpendicular to the lot lines. The **front yard** is the space extending across the full width of a lot and lying between the street right-of-way and the nearest principal building. On corner lots, any yard facing an abutting street is a front yard. The **rear yard** is the space extending across the full width of any lot between the nearest principal building and the rear lot line. The **side yard** is the space between the side lot line(s) and the nearest principal building, and between the front yard and the rear yard. Also, see §190-119A for special provisions concerning front, side and rear yard requirements.

4 - In the R-110, R-1, R-1A and R-2A zones, the minimum side yard setback is 15 feet, or 2/3 of the building height, whichever is greater. In other zones, the minimum side yard setback is a single dimension.

5 - Except in the R-125 zone, the minimum total of both side yard setbacks is either a percentage of the lot width or the sum of the required individual side yard setbacks, whichever is greater.

6 - See §190-119D, which provides exclusions and indicates how building height is measured. Principal building height may exceed 30 feet, but not more than 35 feet, in certain circumstances as set forth in the regulations for each zone.

7 - A 'story' is that portion of a building between the surface of any one floor and the surface of the floor next above it or, if there is no floor above it, then that portion of the building included between the surface of any floor and the ceiling or roof next above it. A basement shall be considered a story only if the finished surface of the floor above the basement is: a) more than six feet above the average elevation of the finished ground level at the foundation wall of the structure; or b) more than six feet above the average elevation of the finished ground level for more than 50% of the total building perimeter; or c) more than 12 feet above the finished ground level at any point. A 'half story' is that portion of a building included between the surface of any floor and the ceiling or roof next above it, and in which the ceiling area at a height of seven feet above the floor is not more than one-third the area of the next floor below.

8 - An above-grade structure is any building, roofed structure or other improvement which has a height above the ground of at least one foot. If only part of said structure is one foot or higher above the ground, then only that part shall be considered an "above-grade structure." This definition shall include, but is not necessarily limited to, swimming pools, hot tubs, ornamental pools, porches, decks, balconies, tanks, fireplaces and barbecue pits, roofed arbors and trellises, any or all of which are located above grade, as defined herein. Notwithstanding the above, the following are not above-grade structures: fences, freestanding or retaining walls and the earth retained by such walls, flagpoles, mail boxes, signs and lawn ornaments. "Coverage by above-grade structures" is combined area of all buildings and other above-grade structures on a lot, including but not limited to porches, decks, balconies and cantilevered parts of the building at any level, but excluding, however, cornices, eaves and other structures which specifically excluded by Chapter 190.

9 - The specified distance from the front lot line varies by zone, as follows: R-125 zone: 200 ft., R-110 zone: 110 ft., R-1, R-1A, R-2, R-2A and R-3 zones: 140 ft.

10 - "Coverage by improvements" is the coverage by buildings and other above-grade structures on a lot as defined by this chapter, plus the coverage of any other structures, including but not limited to driveways, sidewalks, patios, decks, swimming pools, tennis courts, parking areas and other paved areas, whether constructed of asphalt, concrete, brick, stone, gravel or other paving materials, but excluding structures, or portions of structures, that are located below the surface of the ground and which are not visible from above the surface of the ground. (Thus, subsurface structures such as drywells, underground tanks, etc., are typically excluded from such coverage, whereas swimming pools, which may be located below the surface of the ground, but which are visible from above the surface of the ground, are not excluded). Improvement coverage includes all man-made features except vegetation, organic mulch, soil (including soil retained by retaining walls) and structures that may be specifically excluded by Chapter 190.

11 - "Gross building area" is the sum of the horizontal areas of each story or half story of all principal and accessory buildings, measured from the exterior face of the exterior walls of such buildings. Gross building area does not include basements, areas not enclosed by walls or screening or windows, etc., or areas having a vertical dimension of less than seven feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure. Gross building area includes: a) the area of habitable and nonhabitable floors, b) the area of interior and exterior walls, c) the area of attics or similar areas below the roof having a vertical dimension of at least seven feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure, d) the area of all stairs and stairwells on each floor, e) the horizontal area of other spaces that project through two or more stories, f) the area of enclosed porches, enclosed decks and similar features enclosed by screening, windows or similar enclosures, g) the area of attached garages, storage rooms and similar areas. The maximum gross building area permitted is cumulative for all buildings, not for each building.

12 - A corner lot is a lot located at the junction of and having frontage on two or more intersecting streets. A "corner lot" is also a lot bounded on two or more sides by the same street.



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500

(201) 670-5549

May 16, 2025

Mr. Muhammad Mahmoud
Ms. Sarah Issa
230 Fairfield Avenue
Ridgewood, N.J. 07450

Re: Block 3212 Lot 7
230 Fairfield Avenue

Dear Mr. Mahmoud & Ms. Issa:

A review of your application for a building permit regarding 230 Fairfield Avenue, (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 attic addition which would result in total gross building area of 38%/4,721 sq.ft. where 32%/4,060 sq.ft. is the maximum permitted and would result in total gross building area, within the first 140 feet, of 44%/4,631 sq. ft., where 34%/4,060 sq.ft. is the maximum permitted.

Under the provisions of § 190-119J(1) Article X of the Ridgewood Village Code, "Maximum gross building area ... 10,500 to 13,999 square feet – 32%, 4,040 square feet".

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

Sincerely,

Paola G. Perez
Assistant Zoning Officer

PGP

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 230 Fairfield Avenue (called this "Property"), which ~~we now~~ to- Ridgewood NJ

3. **Survey.** We have examined the attached survey of this Property dated 12/14/2024 made by Schmidt Surveying.

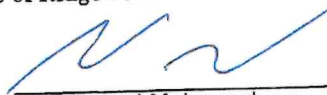
4. **No Change.** The survey shows this Property in its present condition. There have been no changes in the boundary lines of this Property. There have been no changes in the principle building, accessory building, fences, driveway, sidewalks, patios, decks. There has been no installation of any new 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)



Matthew Boeis
Att'y at Law NJ



Muhammad Mahmoud 6.9.2025

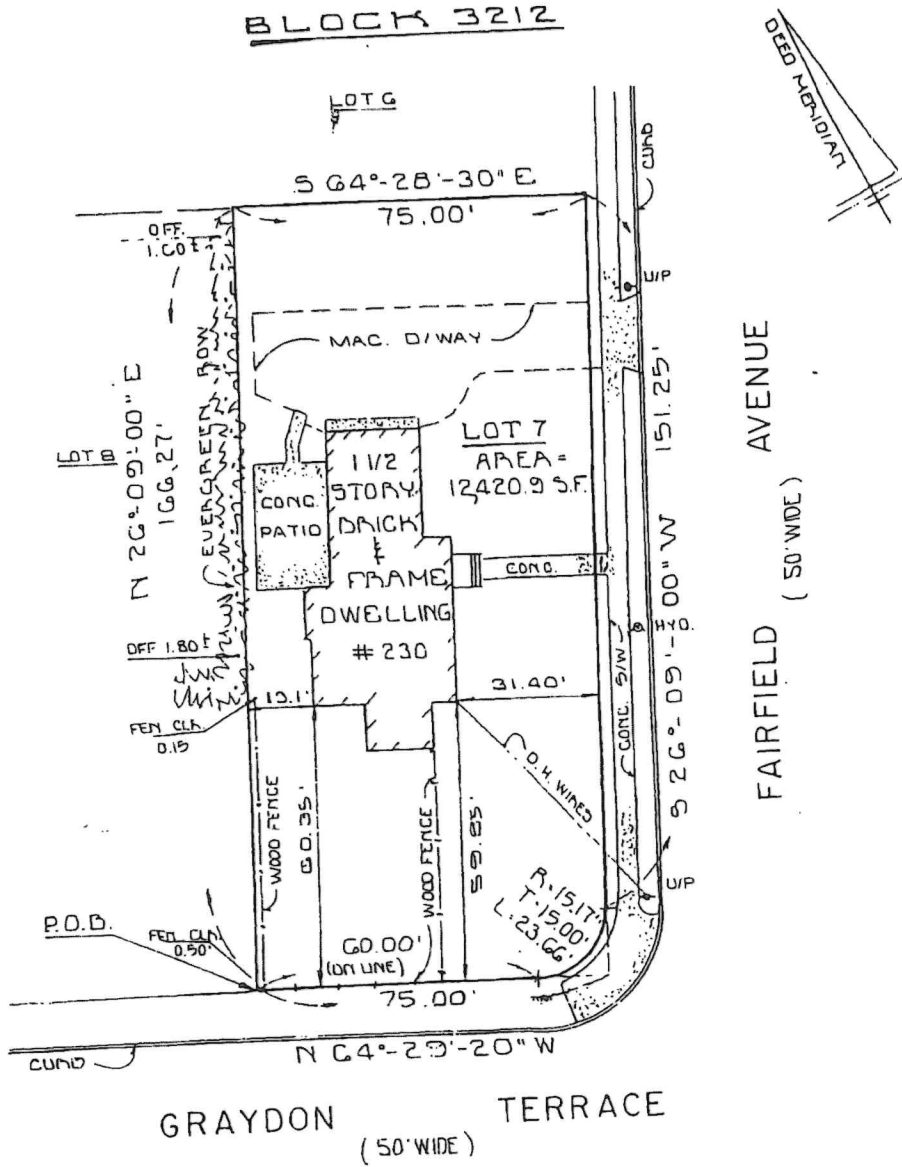
2/97

A. Byrd Company

QT 15054

P.O. Box 415 Stockholm, NJ 07460 • Tel: 800-773-5817 • Fax: 800-773-5818

8/22/97	Scale 1"=30'	Party JS/CD	Prepared By J. See	Checked By H.O.B.
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<p>Hold Record Description - Note: Not to be used for construction purposes.</p> <p>Property situated in the Village of Ridgewood, Bergen County New Jersey.</p> <p>Being Lot 7, Block No. 3212 on Tax Map</p> <p>Map Source Tax Assessment of the Village of Ridgewood.</p>		<p>LOCATION SURVEY</p> <p>Certified to Quest Title Agency Inc., Stewart Title Guaranty Company and All Parties in interest, Thomas W. Palace, esq., and to Mellon Mortgage Company Its Successors and/or Assigns.</p>	<p>Land Surveyor</p> <p>Henry O. Byrd, Jr. 15544</p>
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Henry O. Byrd, Jr.



VILLAGE OF RIDGEWOOD
131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07450

DIVISION OF ASSESSMENT

William M. Palumbo
Phone (201) 670-5300 x2220
Email, vorassessor@ridgewoodnj.net

Certified Property Owners List
(Property within 200 feet)

Name of Applicant: Mary-Pat Porcelli
Price, Meese, Shulman & D'Arminio, P.C.

Property Location: 230 Fairfield Avenue

Block: 3212

Lot: 7

Purpose: 200 ft. list

Date of List: 05/30/25

I hereby certify that the attached list was created from the official records of the Village of Ridgewood.

William M. Palumbo
Assessor

LEGAL NOTICE TO PUBLIC/PRIVATE UTILITIES & GOVERNMENT AGENCIES
(All notice must be by certified mail)

Chapter 245 of the New Jersey Public Laws of 1991 requires that all persons seeking the approval of any kind of a land development application from a local zoning board of adjustment or from a planning board must give notice to all public utilities and cable television companies that possess any right-of-way or easements within or across the subject property.

The addresses of the various utilities that may have to be given notice of your application are as follows:

ELECTRIC & GAS

Public Service Electric & Gas Co.
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, New Jersey 07102

TELEPHONE

Verizon NJ Inc
Verizon Engineering
9 Gates Avenue (flr 2)
Montclair, NJ 07042

WATER

Ridgewood Water Department
Director's Office
111 N. Maple Avenue
Ridgewood, N.J. 07451

SEWER

Engineering Division
Collection System Operations
131 N. Maple Avenue
Ridgewood, N.J. 07451

CABLE TV

Cablevision

40 Potash Road
Oakland, N.J. 07436

It is the applicant's responsibility to determine whether or not there are any rights-of-ways or easements on or across the property; and if so, it is the applicant's responsibility to give legal notice to the appropriate utility or utilities. If you are in doubt, it is suggested that notice be given to the appropriate public utilities.

GOVERNMENT AGENCIES

If the subject property is located on a County Road or is within 200' of any County property, notify:

Bergen County Planning Board
One Bergen County Plaza
Hackensack, N.J. 07601-7000

If on a State Highway, notify:

NJ Department of Transportation
1035 Parkway Avenue
Trenton, N.J. 08625

If within 200 ft. of Railroad, notify:

State of NJ DOT
Market Street & McCarter Highway
Newark, NJ 07101

If the subject property is within 200 feet of a municipal border, the ***Clerk*** of the adjacent Municipality and the ***Bergen County Planning Board*** must be notified.

TAKE FURTHER NOTICE, that in addition, notice of public hearings on applications for major subdivision approvals or major site plan approvals must be given by the applicant to all public utilities and all cable television companies that have any facilities or possess a right-of-way of easement located anywhere within 200 feet of the subject property. It is suggested that major subdivision and major site plan approval applicants should contact the appropriate utilities and obtain in writing a statement whether or not the utility has any facilities easement within 200 feet of the subject property.



Ridgewood Village Parcel Offset List

Target Parcel(s): Block-Lot: 3212-7
MAHMOUD, MUHAMMAD & ISSA, SARAH

24 parcels fall within 200 feet of this parcel(s).

Block-Lot: 3213-14
NOBLE, JEAN CATHERINE
255 FAIRFIELD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3212-9
LERMAN, JOSHUA & KAREN
369 GRAYDON TERR
RIDGEWOOD, NJ 07450

Block-Lot: 3212-5
HANSEN, STEPHEN & DONNA BELLO-
248 FAIRFIELD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3214-13
KALYAGUIN, DIMITRY & ELENA
214 FAIRFIELD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3212-12
JENSEN, BERNARD G & JOAN F
249 PEARSALL AVE
RIDGEWOOD NJ 07450

Block-Lot: 3212-6
STEINGASSER, CHRISTY
242 FAIRFIELD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3213-10
GRUBE, GLENN A & XIOMARA S PAREDES
231 FAIRFIELD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3213-12
STEEN, EDWARD D
245 FAIRFIELD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3212-11
HARRIS, MARC A & KATHLEEN T
243 PEARSALL AVE
RIDGEWOOD NJ 07450

Block-Lot: 3215-22
O'BRIEN, KEVIN & BRIGID
227 BOGERT AVE
RIDGEWOOD NJ 07450

Block-Lot: 3214-11
BRIENZA, CATHERINE ANN TRSTE
364 GRAYDON TERRACE
RIDGEWOOD, NJ 07450

Block-Lot: 3212-10
STRAUSS, STEPHEN C & MICHELLE L
231 PEARSALL AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3212-13
MULLANE, EDMUND J. & MAUREEN
255 PEARSALL AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3215-21
PARTHASARATHY, SRIKANTH ETAL
215 FAIRFIELD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3214-10
BRIENZA, CATHERINE ANN TRSTE
364 GRAYDON TERRACE
RIDGEWOOD, NJ 07450

Block-Lot: 3214-15
CHEUNG, HENRY & KONGTONG, TIPSUDA
381 LINWOOD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3212-4
FRISINA, DOUGLAS & MARISSA
254 FAIRFIELD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3212-8
MARTINO, MICHAEL & SALLY
377 GRAYDON TERR
RIDGEWOOD, NJ 07450

Block-Lot: 3213-9
KIRKPATRICK, WILLIAM & SUSAN
228 BOGERT AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3214-14
CONETTA, CHRISTOPHER & CATHERINE
206 FAIRFIELD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3213-7
BRIDGWATER, BENEDICT & SVETLANA
240 BOGERT AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3213-13
SUDOL, MARK & ELIZA
249 FAIRFIELD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3214-12
CHOW, DAVID CHRISTOPHER ETAL
380 GRAYDON TERR
RIDGEWOOD, NJ 07450

Block-Lot: 3213-11
POLICANO, JOHN T
237 FAIRFIELD AVE
RIDGEWOOD, NJ 07450

NOBLE, JEAN CATHERINE 255 FAIRFIELD AVE RIDGEWOOD, NJ	07450	HANSEN, STEPHEN & DONNA BELLO- 248 FAIRFIELD AVE RIDGEWOOD, NJ	07450	JENSEN, BERNARD G & JOAN F 249 PEARSALL AVE RIDGEWOOD NJ	07450
GRUBE, GLENN A & XIOMARA S PAREDES 231 FAIRFIELD AVE RIDGEWOOD, NJ	07450	HARRIS, MARC A & KATHLEEN T 243 PEARSALL AVE RIDGEWOOD NJ	07450	BRIENZA, CATHERINE ANN TRSTE 364 GRAYDON TERRACE RIDGEWOOD, NJ	07450
LERMAN, JOSHUA & KAREN 369 GRAYDON TERR RIDGEWOOD, NJ	07450	KALYAGUIN, DIMITRY & ELENA 214 FAIRFIELD AVE RIDGEWOOD, NJ	07450	STEINGASSER, CHRISTY 242 FAIRFIELD AVE RIDGEWOOD, NJ	07450
STEEN, EDWARD D 245 FAIRFIELD AVE RIDGEWOOD, NJ	07450	O'BRIEN, KEVIN & BRIGID 227 BOGERT AVE RIDGEWOOD NJ	07450	STRAUSS, STEPHEN C & MICHELLE L 231 PEARSALL AVE RIDGEWOOD, NJ	07450
MULLANE, EDMUND J.& MAUREEN 255 PEARSALL AVE RIDGEWOOD, NJ	07450	PARTHASARATHY,SRIKANTH ETAL 215 FAIRFIELD AVE RIDGEWOOD, NJ	07450	BRIENZA, CATHERINE ANN TRSTE 364 GRAYDON TERRACE RIDGEWOOD, NJ	07450
CHEUNG, HENRY & KONGTONG, TIPSUDA 381 LINWOOD AVE RIDGEWOOD, NJ	07450	FRISINA, DOUGLAS & MARISSA 254 FAIRFIELD AVE RIDGEWOOD, NJ	07450	MARTINO, MICHAEL & SALLY 377 GRAYDON TERR RIDGEWOOD, NJ	07450
KIRKPATRICK, WILLIAM & SUSAN 228 BOGERT AVE RIDGEWOOD, NJ	07450	CONETTA, CHRISTOPHER & CATHERINE 206 FAIRFIELD AVE RIDGEWOOD, NJ	07450	BRIDGWATER, BENEDICT & SVETLANA 240 BOGERT AVE RIDGEWOOD, NJ	07450
SUDOL, MARK & ELIZA 249 FAIRFIELD AVE RIDGEWOOD, NJ	07450	CHOW,DAVID CHRISTOPHER ETAL 380 GRAYDON TERR RIDGEWOOD, NJ	07450	POLICANO, JOHN T 237 FAIRFIELD AVE RIDGEWOOD, NJ	07450

**OFFICIAL
SEARCH FOR MUNICIPAL LIENS**
New Jersey Statutes Annotated, Article 3, Title 54, Chapter 5

SEARCH # 31

APPLICATION # 2030

To:
PRICE, MEESE, SHULMAN & D. ARMINIO
MACK-CALI COPORATE CENTER
50 TICE BLVD SUITE 380
WOODCLIFF LAKE, NJ 07677

This is to CERTIFY that the undersigned is the Official Tax Search Officer of the VILLAGE OF RIDGEWOOD

in the County of BERGEN COUNTY
In pursuance of the authority so vested in me as such Official, I do further certify that I have searched the records of said municipality for unpaid taxes, assessments, all other municipal liens and certificates of tax sale pursuant to N.J.S.A 54:5 on lands situated within said municipality and more particularly described as follows:

Block No	3212	Lot No.	7	Qualifier		Location	230 FAIRFIELD AVE
Assessed to	MAHMOUD, MUHAMMAD & ISSA, SARAH						

TAXES				UTILITY & OTHER MUNICIPAL CHARGES				
YR/ 25	TAX	INTEREST	TOTAL DUE	DUE DATE	TYPE	CHARGES	INTEREST	TOTAL
1st Qtr	6140.00			N/A	Water	627.67	PRIN DUE	627.67
2nd Qtr	6140.00							
3rd Qtr								
4th Qtr								
YR/ 24	24558.64							
23	24002.24							

ADDITIONAL INTEREST MUST BE COMPUTED TO DATE OF PAYMENT.

QUALIFICATIONS, DEDUCTIONS AND EXEMPTIONS

Veteran:	NONE	Veteran Spouse:	NONE	Others:	
Senior Citizen:	NONE	Disability:	NONE		
Farmiland Rollback:		Surviving Spouse:	NONE		

ASSESSMENTS

Ord No	Block Lot	Original Assessment	Date Confirmed	Total # Annual Installments	Annual Installments Due Date	Paid on Account	Balance Owng	Amt of Next Instalment Due	Interest as % from
NONE									

CERTIFICATES OF SALE FOR TAXES, ASSESSMENTS AND (OR) OTHER MUNICIPAL LIENS

CERT. NO.	DATE OF SALE	AMOUNT	TO WHOM SOLD
NONE			

SUBSEQUENT MUNICIPAL LIENS PAID BY CERTIFICATE HOLDER FOR WHICH AFFIDAVIT HAS BEEN FILED PURSUANT TO N.J.S.A. 54:5-60

DATE OF AFFIDAVIT	TOTAL AMOUNT OF AFFIDAVIT
NONE	

A BUILDING PERMIT WAS ISSUED ON:

THE POSSIBILITY OF ADDED, OMITTED OR ROLL BACK ASSESSMENTS ARE AS FOLLOWS

FOR ADDITIONAL REMARKS -SEE REVERSE SIDE

Fee for making this Search 10.00

DATED 05/29 2025

TYPE	YES	IF YES YEAR(S)	NO	NOT KNOWN AT THIS TIME	AMOUNT (IF KNOWN)
ADDED ASSESSMENTS				X	
OMITTED ASSESSMENTS				X	
ROLLBACK ASSESSMENTS				X	

John Conner
OFFICIAL TAX SEARCH OFFICER

CERTIFICATE OF CONTINUATION SEARCH

This is to certify that the foregoing Search has been continued to _____ with the same result as stated except as follows:

FEE	\$	DATE		OFFICIAL TAX SEARCH OFFICER
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