

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED: <u>RECEIVED JUL 01 2025</u>	BLOCK(S): <u>3406</u>	LOT(S): <u>11</u>
ADDRESS OF SUBJECT PROPERTY: <u>136 John Street</u>		
APPLICANT NAME: <u>Kathleen DeNicholas and Andrew Tavani</u>		APPLICATION NO.: <u>ZBA 25-21</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	\$800.00	\$2,000.00
<input type="checkbox"/> "D" Variance (§190-34) - \$1,000 each for prohibited use, expansion of nonconforming use, or density; \$500 each for building height at least 10% over maximum		
<input type="checkbox"/> Appeal of Zoning Officer Decision (§190-29)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30)		
<input type="checkbox"/> Certification of Nonconforming Use/Structure (§190-126G)		
<input type="checkbox"/> Minor Subdivision (§190-45)		
<input type="checkbox"/> Preliminary Major Subdivision (§190-46)		
<input type="checkbox"/> Final Major Subdivision (§190-47)		
<input type="checkbox"/> Exception from Subdivision Design Standards (§190-60)		
<input type="checkbox"/> Permit for Area on Official Map (§190-31)		
<input type="checkbox"/> Permit for Lot not Abutting Street (§190-32)		
<input type="checkbox"/> Extension of Approval (§190-36D, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
TOTAL	\$800.00	\$2,000.00

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 Kathleen DeNicholas and Andrew Tavani
- B. Applicant's Mailing Address 136 John Street, Ridgewood, New Jersey
- C. Applicant Telephone No. c/o 201-587-0888 If unlisted, check here
- D. Applicant Email c/o jdelia@wellslaw.com
- E. Applicant's Attorney Name James J. Delia, Esq., Wells, Jaworski & Liebman, LLP
- F. Applicant's Attorney Address 12 Route 17 North, P.O. Box 1827, Paramus, NJ 07653-1827
- G. Attorney Telephone No. 201-587-0888 Attorney Email jdelia@wellslaw.com
- H. Property Owner's Name Same as Applicants
- I. Property Owner's Mailing Address Same as Applicants
- 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 136 John Street
- B. Tax Map Block Number(s) 3406 Lot Number(s) 11
- C. Zone District(s) R1
- 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.).

Two-story single family dwelling with detached garage

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).

The Applicants seek to construct a covered porch, patio with masonry outdoor kitchen, pool with a raised spa and pool patio along with site modifications.

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):

- §190-102E(3) Minimum side yard
- §190-102E(4) Minimum both side yards
- §190-102E(11) Maximum coverage by above-grade structures within 140 ft of the front lot line
- §190-102E(16) Maximum improvement coverage of lot area within 140 ft of the front lot line (subject to §190-119H(2))

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))

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.

- | | |
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- §190-102E(16) Maximum improvement coverage of lot area within specified distance of front lot line (subject to §190-119H(2))

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.

<u>Kathleen DeNicholas</u> Kathleen DeNicholas	6/19/25
<u>Andrew Tavani</u> Andrew Tavani	6/19/25
Applicant/Appellant	Date

<u>Kathleen DeNicholas</u> Kathleen DeNicholas	6/19/25
<u>Andrew Tavani</u> Andrew Tavani	6/19/25
Owner	Date

EXHIBIT A

ZONING LEGEND

ZONE: R1 - SINGLE FAMILY

	REQUIRED	PROPOSED
MINIMUM LOT AREA (SF)	14,000	19,853
MINIMUM LOT WIDTH (FT.)	100.0 (80.0 WI/140')	73.0**
MINIMUM AVERAGE LOT WIDTH (FT.)	100.0 (14,000 WI/140')	73.0** (10,220 WI/140')
MINIMUM LOT DEPTH (FT.)	120.0	272.14
MINIMUM BUILDABLE AREA RECTANGLE (FT. X FT.)	60 X 50	<60 X 50**
MINIMUM USEABLE AREA RECTANGLE (FT. X FT.)	80 X 120	<80 X 120**
MINIMUM FRONT YARD (FT.)	40.0	40.6
MINIMUM SIDE YARD-ONE (FT.)	20.0 (2/3 OF 30')	11.2*** (EX. AND PROP.)
MINIMUM SIDE YARD-TOTAL (FT.) (33% WIDTH)	40.0 (24.1'=33% OF 73')	31.0*** (EX. AND PROP.)
MINIMUM REAR YARD (FT.)	30.0	169.5
MAXIMUM BUILDING HEIGHT (FT./STORY)	30.0/2.5	+/- 30.0/2.5
MAXIMUM COVERAGE BY ABOVE GRADE STRUCTURES (% LOT AREA)	20.0	13.17
WITHIN 140' OF FRONT LOT LINE (% LOT AREA)	20.0	21.07***
MAXIMUM GROSS BUILDING AREA (% LOT AREA, SF)	24.0, 5,000	(NO CHANGE, SEE ARCH.)
WITHIN 140' OF FRONT LOT LINE (% LOT AREA, SF)	34.0, 3,360	(NO CHANGE, SEE ARCH.)
MAXIMUM IMPERVIOUS COVERAGE (% LOT AREA, SF)	40.0, 8,750	37.40, 7,425
WITHIN 140' OF FRONT LOT LINE (% LOT AREA, SF)	45.0, 5,600	50.96***, 5,208
MAXIMUM GBA (DETACHED GARAGE) (% LOT AREA, SF)	5.0, 1,000	2.47, 491
MINIMUM POOL SIDE YARD (FT.)	10.0	10.0
MINIMUM POOL REAR YARD (FT.)	10.0	15.8

** - EXISTING NON-CONFORMING

*** - VARIANCE REQUIRED

COVERAGE BY ABOVE GRADE STRUCTURES

EX. DWELLING (INSIDE 140') = 1,765 SF
EX. GARAGE (INSIDE 140') = 40 SF
EX. GARAGE (OUTSIDE 140') = 461 SF
PROP. COVERED PATIO (INSIDE 140') = 345 SF

TOTAL LOT = 2,604 SF = 13.17%
INSIDE 140' = 2,151 SF = 21.07%

IMPROVED COVERAGE

PROP. ABOVE GRADE STRUCT. (INSIDE 140') = 2,153 SF
PROP. ABOVE GRADE STRUCT. (OUTSIDE 140') = 461 SF
EX. DRIVE/WALKS (INSIDE 140') = 2,401 SF
EX. A/C PADS (INSIDE 140') = 10 SF
PROP. REAR WALK (INSIDE 140') = 115 SF
PROP. REAR PATIO (INSIDE 140') = 529 SF
PROP. POOL/PATIO (OUTSIDE 140') = 1,736 SF
PROP. POOL EQUIP. (OUTSIDE 140') = 10 SF

TOTAL LOT = 7,425 SF = 37.60%
INSIDE 140' = 5,208 SF = 50.96%

DRAINAGE CALCULATIONS

PROPOSED NEW IMPERVIOUS AREA = 2,758 SF
REQUIRED STORAGE = 2,758 GALLONS
PROVIDED STORAGE PER RECHARGE BASIN = 3,015 GALL.

GROSS BUILDING AREA

(SEE ARCH. DRAWINGS)

EARTHWORK CALCULATIONS

PROP. POOL/CONING = 728 SF
AVG. CUT = 4.0'
CUT = 198 CY

PROP. RECHARGE BASINS = 121 SF
AVG. CUT = 9.0'
CUT = 40 CY

NET EXPORT = 148 CY

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 3406, LOT 11, 136 John Street (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.

Janet Wondryen 6/4/25
Signature of Planning Board Secretary

Zoning Board action on: Feb. 26, 2013

- A resolution is attached.
- A resolution is not attached. (If no resolution is available, provide a short explanation.) Copy of index card

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

Janet Wondryen 6/4/25
Signature of Zoning Board Secretary

Block 3406 Lot 11
136 John Street

12-44

An appeal of ROBERT C. JENNEE for the construction of a new single family home with detached garage which would result in a side yard setback of 11 feet where 20 feet is required.

HEARD: 1/8/13; 2/12/13

DECISION: February 26, 2013 – APPROVED WITH
CONDITIONS

Conditions – Applicant shall provide a deed to be approved by the ZB attorney providing for installation, maintenance in perpetuity of a landscape buffer, for the depth of the dwelling unit on the south side of the property. The landscaping shall consist at a minimum of arborvitae 8 feet to 10 feet, 3 feet on center, and shall require maintenance and as necessary, replacement in order to always maintain that landscape buffer.

VILLAGE OF RIDGEWOOD

ZONING BOARD OF ADJUSTMENT

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF
ROBERT C. JENNEE

WHEREAS, ROBERT C. JENNEE (hereinafter referred to as the "Applicant") Owner of the Property commonly known as 136 John Street, Ridgewood, New Jersey has filed an Application with the Zoning Board of Adjustment of the Village of Ridgewood (hereinafter referred to as the "BOARD") to permit the construction of a new single family home with detached garage on the Property which requires variance relief to permit proposed side yard setbacks of the home to be 10 feet and 18 feet, where 20 feet is required in each instance, and a gross building area within 140 feet of the front lot line of 34.1% of lot area, where only 34% is permitted for the Property known as 136 John Street, Ridgewood, New Jersey and shown on the Tax Map as Block 3406, Lot 11 (herein referred to as the Property"), and

WHEREAS, the Applicant is requesting relief from Section 190-102(E)(3) and 190-102(E)(13) 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, public hearings were held on January 8, 2013 and February 12, 2013 as it pertains to the variance application; and

WHEREAS, the Applicant modified the request for variance relief for purposes of eliminating a request for gross building area within 140 feet of the front lot line, to exceed the permitted 34%, and to eliminate one side yard setback variance; and

WHEREAS, the BOARD by voice vote granted the variance relief sought by the Applicant based upon the amended Plan submitted 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 Robert C. Jennee. The property is located in the R-1 Zone.
2. There is currently located on the site a single family home with a detached garage and shed. The Applicant is proposing to demolish the structures on the site and to construct a new single family home and detached garage on the Property.
3. The Property has certain deficiencies which are as follows:
 - A. Lot area is 10,220 square feet, where 14,000 square feet is required.
 - B. Lot width is 73 feet, where 100 feet is required.
 - C. Average lot width within 140 feet of the front lot line is 73 feet, where 100 feet is required.
4. The Board recognizes that by virtue of the Applicant's proposal to demolish the existing dwelling unit and garage and construct a new dwelling unit and garage, the Applicant does in essence have a "clean slate" in connection with formulating a construction plan that should be sufficiently conforming to Code requirements notwithstanding the fact that the Property has certain bulk deficiencies. The Applicant's original proposal as it pertains to exceeding gross building area within the first 140 feet of the front lot line, to infringe in the side yard setbacks, and create 10 foot side yard setbacks where 20 feet is required, creates too great a nonconformity, where better compliance can occur and still permit a functional

and appropriate style dwelling unit on the Property.

5. The Applicant revised the Plan and the Board is rendering its decision based upon a revised Plan dated January 28, 2013. By virtue of the revisions, the width of the house has been reduced by 3 feet. The side yard setback to the north is 20 feet and to the south is 11 feet. The only variance therefore, is for the southern side yard setback. The combined side yard setbacks are 31 feet, where 24 feet is required.
6. The Board recognizes that the location as proposed of the house is appropriate since the activity for the house will be to the north side where the driveway is located, and making that conforming is appropriate. The Board recognizes that the width of the house is appropriate and the 11 foot side yard setback to the south is in an area where there is less activity and also where there is a landscaping buffer proposed. The 11 foot side yard setback on the passive side of the house is appropriate. Recognizing that the lot width is only 73 feet, where 100 feet is required, conformity to side yard setback requirements would constitute a hardship to the Applicant. The Applicant has been able to provide a house with gross building area within the 140 feet of the front lot line of 32.5%, where 34% is permitted and on that basis, has eliminated the request for variance relief as it pertains to gross building area.
7. The Applicant has proposed an arborvitae landscape buffer along the south lot line buffering the side yard setback, the distance equal to the depth of the dwelling unit. The Applicant has stipulated that this landscape buffer will consist of arborvitae 8 to 10 feet planted 3 feet on center and that same shall be maintained and provisions for same for such maintenance and continuation of such a buffer,

shall be a deed restriction to be recorded in a deed and filed in the Bergen County Clerk's Office.

8. The Applicant has also stipulated that the south side of the dwelling unit will be revised to show a hip roof, thereby reducing the wall like look of that southern portion of the dwelling unit creating a more reduced architectural format.
9. The Board has determined that the size of the house, location of the house, is consistent with other homes in the neighborhood. The landscaping proposed to the south side coupled with the reconfiguration of the dwelling unit with a hip roof is sufficient to provide for the deviation from the side yard setback requirement.
10. The Board is cognizant that the new home not only will fit in the neighborhood, but will create an upgrade to not only the Property, but to the street scape itself.
11. The Board has determined that there is no detrimental impact to the Zoning Element or Zone Plan of the Village of Ridgewood as it pertains to this variance request. As previously stated, variance relief is appropriate under N.J.S. 40:55D-70(C)(1).

NOW THEREFORE, BE IT RESOLVED, on this 26th day of February, 2013 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:

1. The Applicant shall abide by the stipulations set forth in the Findings of Fact.
2. The Applicant shall construct the addition in accordance with the Plans consisting of two pages prepared by Cesar R. Padilla, R. A. with a final revision date of 1/28/13. The only variance relief being granted is for the side yard setback to be 11 feet,

where 20 feet is required on the south portion of the Property.


3. Architectural Plans shall be revised to provide for the hip roof as stipulated to by the Applicant. The Plans shall be delivered forthwith to the Site Plan Committee of the Board for review and approval.
4. The Applicant shall provide a deed to be approved by the Zoning Board Attorney providing for installation, maintenance in perpetuity of a landscape buffer, for the depth of the dwelling unit on the south side of the Property. The landscaping shall consist at a minimum of arborvitae 8 feet to 10 feet, 3 feet on center, and shall require maintenance and as necessary, replacement in order to always maintain that landscape buffer.
5. 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.
6. 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.
7. The variance relief granted by this Resolution applies only to such variance request

as depicted in this Resolution.

8. Applicant shall comply with any applicable provisions of the affordable housing growth share obligation pursuant to Village Code, ordinances and Law pertaining to affordable housing. No building permits shall be issued until Applicant's growth share obligation, if any, has been determined by the Village and its representative in accordance with applicable Village regulations, Ordinances and directives pertaining to affordable housing and obligations related hereto.
9. Applicant shall comply with the terms of Village Ordinance #2802 relating to mandatory development fees to fund affordable housing (see Section 145-8), if applicable. The Applicant shall comply with all applicable Village regulations, Ordinances and directives pertaining to affordable housing and obligations related thereto.
10. 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 permitted under the New Jersey Permit Extension Act.

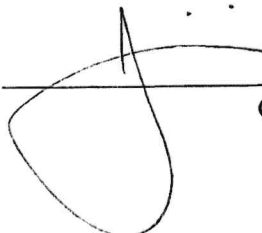
ADOPTED:

ATTESTED:



SECRETARY

BEW:cbp
(Ridgewood,Jennee)



CHAIRMAN



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 136 John Street, also known as Block 3106 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: 6/4/2025 James Wondrus 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: 136 John Street, also

known as BLOCK 3406 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, 6/4/2025
 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