

WELLS, JAWORSKI & LIEBMAN, LLP
ATTORNEYS AT LAW

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RECEIVED JUL 31 2025

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Paramus, New Jersey Office

1986-2025
Celebrating 39 Years of Service!

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July 31, 2025

VIA EMAIL AND HAND-DELIVERY

Ms. Jane Wondergem, Board Secretary
Village of Ridgewood Zoning Board
131 N Maple Avenue
Ridgewood, New Jersey 07450

Re: *Eugenia Manuel and Jon Zymaris ("Applicants")*
815 Hillcrest Road
Block: 1202, Lot: 31
Ridgewood, New Jersey ("Property")

Dear Ms. Wondergem:

Please be advised this firm represents the Applicants, Eugenia Manuel and Jon Zymaris in connection with the Property. The Applicants seek to construct a one-story addition to the rear of the dwelling to allow for a larger kitchen/breakfast area and add a deck with related site modifications requiring certain relief for minimum left side yard setback.

Please find three (3) sets of each of the following documents for filing with the Zoning Board, together with one (1) copy simultaneously being filed with Ms. Paola Perez, Assistant Zoning Officer.

1. Zoning Determination Form;
2. Plot Plan prepared by Peter B. Cooper & Associates, dated July 28, 2025 (2 sheets);
3. Survey prepared by Ampol Surveying, LLC dated March 7, 2025 (1 sheet);
4. Executed Application Package with exhibit;

WELLS, JAWORSKI & LIEBMAN, LLP

ATTORNEYS AT LAW

5. Certificate of Prior Planning and Zoning Board Action dated July 24, 2025;
6. Flood Insurance Determination form dated July 24, 2025;
7. Certificate of Historic Designation dated July 24, 2025;
8. Certification of Paid Taxes dated July 24, 2025;
9. Property Owner's List within 200 feet dated July 25, 2025; and
10. W-9 Form;

Additionally, we also enclose checks made payable to Village of Ridgewood representing filing fees for this Application as follows:

- a. Check No. 10054, in the amount of \$50.00, representing payment of the zoning permit review fee;
- b. Check No. 10055, in the amount of \$200.00, representing the application fee;
- c. Check No. 10056, in the amount of \$2,000.00, representing the Escrow Fees.

We kindly request that once our Application is deemed complete, that you schedule this matter before the Village of Ridgewood, Zoning Board of Adjustment for the next available hearing. Thank you for your courtesies in this matter. Should you have any questions or require additional information, please feel free to contact me at any time.

Sincerely,

James J. Delia

James J. Delia

JJD/ks

Enclosures

Cc: Ms. Paola Perez, Assist. Zoning Officer (via email and hand-delivery)
Client (via email)

APPLICATION FORM

VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

RECEIVED JUL 31 2025

DATE RECEIVED: _____ BLOCK(S): 1202 LOT(S): 31

ADDRESS OF SUBJECT PROPERTY: 815 Hillcrest Road

APPLICANT NAME: Eugenia Manuel and Jon Zymaris APPLICATION NO.: ZBA 25-31

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	\$200.00	\$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	\$200.00	\$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 Eugenia Manuel and Jon Zymaris
- B. Applicant's Mailing Address 815 Hillcrest Road, 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 815 Hillcrest Road
- B. Tax Map Block Number(s) 1202 Lot Number(s) 31
- 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 frame dwelling with attached 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 one-story addition to the rear of the dwelling to allow for a larger kitchen/breakfast area and add a deck with related 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/ left side yard setback: 20.9 ft is required, 8.9 ft is existing and 8.8 ft is 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))

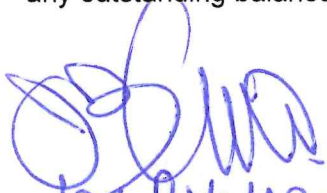

PART V. SIGNATURES AND AUTHORIZATIONS

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.

 
JON ZYMAN Eugenia Manuel 7/29/2025
Applicant/Appellant Date

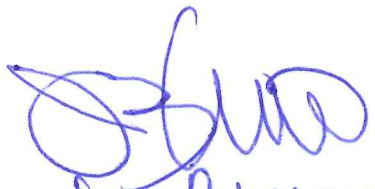

 
JON ZYMAN Eugenia Manuel 7/29/2025
Owner Date

EXHIBIT A

ZONING SCHEDULE

LOT: 31 BLOCK: 1202 TOWN OF RIDGEWOOD
 ZONE: R-1 USE GROUP: R-5 CL-55 5B

LOT SIZE	REQUIRED	EXISTING
MINIMUM LOT AREA	14000 SF.	1245 SF
LOT AREA WITHIN 140.0'	N/A	10965 SF.
MINIMUM LOT WIDTH	100' MIN. & MIN. 40.0' F.Y. 5B.	79'
	80' MIN. WITHIN 140.0' OF F.L.L.	79'
MINIMUM AVAG LOT WIDTH	100'	78'
MINIMUM LOT DEPTH	120'	232.9'

☆
☆
☆

SETBACKS		MAX. REQUIRED	EXISTING	PROPOSED
FRONT YARD		40 FT	43.5 FT	NO/43.5 FT
SIDE YARD (RIGHT)	(1)	20.9 FT	19.5 FT	NO/19.5 FT
SIDE YARD (LEFT)	(1)	20.9 FT	☆ 2.9 FT	2.8 FT
COMBINED SIDE YARD	(2)	26 FT	22.4 FT	22.3 FT
REAR YARD		30 FT	161.2 FT	136.2 FT
BUILDING HEIGHT (MAX.)		30 FT 2 1/2 STYS	(7) 34.9 FT	NO/34.9 FT
BUILDING COVERAGE		20% / 3683 SF.	7.3% / 1361 SF.	10.3% / 1896 SF.
MAXIMUM TOTAL BLDG. COVER W/IN 140'		20% / 2193 SF.	12.4% / 1361 SF.	17.3% / 1361 SF.
IMPERVIOUS COVER BY IMPROVEMENTS	(5)	6966 SF	21% / 3225 SF	23.3% / 4296 SF
IMPERV. COVER BY IMPRVEMNTS W/IN 140'	(6)	4934 SF	35.4% / 3225 SF	39.2% / 4296 SF
MAX GROSS BUILDING AREA	(3)	4620 SF	2213 SF	2482 SF
MAX GROSS BUILDING AREA WITHIN 140'		3120 SF	2213 SF	2482 SF
MAX GROSS BLDG. AREA ACCESSORY		5%	NA	NA
MAX GBA ACCESSORY W/IN 140 FT		5%	NA	NA

☆
☆

COVERAGE BY ABOVE GRADE STRUCTURES

	EX. STG	EXIST W/IN 140'	ADDED	PROP TOTAL	WITH-IN 140.0'
GROUND FLR FOOTPRINT	1297 SF	1297 SF	269 SF	1566 SF	1566 SF
STEPS & STOOPS	64 SF	64 SF	19 SF	45 SF	45 SF
COV PORCHES	NA	NA			
GARAGE	NA	NA			
TOTAL	1361 SF	1361 SF	535 SF	1896 SF	1896 SF

IMPROVEMENT COVERAGE BREAKDOWN

	<u>EXISTG</u>	<u>EXIST w/IN140</u>	<u>ADDED</u>	<u>PROP TOTAL</u>	<u>WITH-IN 140.0'</u>
BUILDING COVER	1361 SF	1361 SF	535 SF	1896 SF	1896 SF
DRIVEWAY	2378 SF	2378 SF	-189 SF	2189 SF	2189 SF
WALKS	130 SF	130 SF	65 SF	195 SF	195 SF
A/C PADS	16 SF	16 SF	0 SF	16 SF	16 SF
PATIO	0 SF	0 SF	0 SF	0 SF	0 SF
TOTAL	3885 SF	3885 SF	411 SF	4296 SF	4296 SF

GROSS BULDG AREA

<u>FLOOR</u>	<u>EXISTING</u>	<u>ADDED</u>	<u>TOTAL</u>	<u>WITH-IN 140.0'</u>
FIRST FLOOR	1297 FT	269 FT	1896 FT	1896 FT
SECOND FLOOR	96 FT	0 FT	96 FT	96 FT
ATTIC @ 7-0"				
TOTAL GBA	2213 FT	269 FT	2482 FT	2482 FT
(GARAGE-DETACHED)				
VOLUME				

- ① SIDE YARD SETBACK BASED ON 2/3 RDS BLDG HT OR 15 FT (GREATEST):
(31.5' HT) x .666 or 2/3rds = 20.9 FT
- ② COMBINED SIDE YARD SETBACK IS BASED ON 33% OF LOT WIDTH = .33 X 79 FT = 26 FT
- ③ MAX GBA FOR LOTS 14,000- 19,249 SF = 29 % / OR 4620 = 29 % X 18,415 = 5340 SF LESSER OF = 4620 SF
- ④ MAX GBA W/IN 140 FT FOR LOTS 14,000- 19,249 SF = 29 % / OR 4620 = .29 X 10,965 = 5340 SF (LESSER OF = 3180)
- ⑤ IMPROVED COVER for lots 14,000- 24,999 SF = 40% BUT NOT ABOVE 8750 SF = .4 X 18,415 = 6966 SF
- ⑥ IMPROVED COVER W/IN 140' for lots 0- 13,999 sf = 45% BUT NOT ABOVE 8750 = .45 X 10,965 = 4934 SF
- ⑦ BLDG HT CALCULATION- SEE SHT A-V

★ **EXIST. NON CONFORMING**

1. RIGHT SIDE SETBACK - NO CHANGE
1. LEFT SIDE SETBACK- VARIANCE REQUESTED

✓ **VARIANCES REQUESTED**

- LEFT SIDE YARD SETBACK - REQUIRED IS 20.9', EXISTING IS 8.9', PROPOSED IS 8.8' 11.7 FT OVER, CHANGE OF 0.1 FT (EXISTING NON CONFORMING CONDITION)

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 1202, LOT 31, 815 Hillcrest Road (STREET ADDRESS)

was the subject of :

Planning Board action on: _____

A resolution is attached.

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

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

David W. Winkler 7/24/25
Signature of Planning Board Secretary

Zoning Board action on: _____

A resolution is attached.

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

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

David W. Winkler 7/24/25
Signature of Zoning Board Secretary



VILLAGE OF RIDGEWOOD

BERGEN COUNTY, NEW JERSEY
DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS
Christopher J. Rutishauser, PE, CPWM
Village Engineer, Director of Public Works

131 N. MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07451
PHONE: (201) 670-5500, Ext. 238
FAX: (201) 670-7305

FLOOD INSURANCE RATE MAP INFORMATION / CRS-320

The property located at 815 Hillcrest Road, also known as Block 1202 Lot 31 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: 7/24/2025 Christopher J. Rutishauser for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer



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

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 815 Hillcrest Road, also
known as BLOCK 1202 LOT 31

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, 7/24/2025
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



VILLAGE OF RIDGEWOOD

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

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

Tax Collectors Office

CERTIFICATION OF TAXES & ASSESSMENTS

Date: 7/24/25

Block: 1202 Lot: 31

Owner: Eugenia Manuel and Jon Zymaris

Property Location: 815 Hillcrest Road, Ridgewood

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

ARE

ARE NOT

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

VILLAGE OF RIDGEWOOD
FINANCE DEPARTMENT
2025 JUL 25 A 9 00

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



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500

(201) 670-5549

August 13, 2025

Mr. & Mrs. Jon Zymaris
815 Hillcrest Road
Ridgewood, N.J. 07450

Re: Block 1202 Lot 31
815 Hillcrest Road

Dear Mr. & Mrs. Zymaris:

A review of your application for a building permit regarding 815 Hillcrest Road, (R-1 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the construction of a one story addition which would result in a side yard of 8.8 feet where 20.9 feet is the minimum required, and for the construction of a one story addition which would result in a side yard of 14.2 feet where 20.9 feet is required and for the construction of a deck and stairs which would result in a side yard of 20.5 feet where 20.9 feet is the minimum required.

Under the provisions of § 190-102E(3) Article X of the Ridgewood Village Code, "Minimum side yard: 2/3 the height of the principal building on the site or 15 feet, whichever is greater".

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

Sincerely,

Paola G. Perez
Assistant Zoning Officer

PGP