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1986-2025
Celebrating 39 Years of Service!

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July 24, 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: *Michael and Caitlin Licare ("Applicants")*
153 John Street
Block 3407, Lot 1
Ridgewood, New Jersey ("Property")

Dear Ms. Wondergem:

Please be advised this firm represents the Applicants, Michael and Caitlin Licare in connection with the Property. The Applicants seek to install a swimming pool and related amenities at their home, demolish existing detached garage and construct a new one-car detached garage requiring certain relief for pool setback and accessory building in the front yard.

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. Architectural Plans, prepared by Peter B. Cooper & Associates, revised through June 26, 2025 (2 sheets);
3. Survey prepared by Daniel M. Dunn, dated January 5, 2024; and
4. Executed Application Package;

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5. Certificate of Prior Planning and Zoning Board Action dated July 11, 2025;
6. Flood Insurance Determination form dated July 11, 2025;
7. Certificate of Historic Designation dated July 11, 2025;
8. Certification of Paid Taxes dated July 15, 2025;
9. Property Owner's List within 200 feet dated July 16, 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. 394, in the amount of \$50.00, representing payment of the zoning permit review fee;
- b. Check No. 395, in the amount of \$400.00, representing the application fee;
- c. Check No. 397, in the amount of \$1,200.00, 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)		
DATE RECEIVED: <u>RECEIVED JUL 25 2025</u>	BLOCK(S): <u>3401</u>	LOT(S): <u>1</u>
ADDRESS OF SUBJECT PROPERTY: <u>153 John Street</u>		
APPLICANT NAME: <u>Michael and Caitlin Licare</u>	APPLICATION NO.: <u>ZBA 25-26</u>	

TYPE OF APPLICATION(S) - check all that apply	Application Fee(s)	Escrow Deposit(s)
<input checked="" type="checkbox"/> "C" Variance (§190-33) - \$200 per variance, max. \$1,000	\$400.00	\$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	\$400.00	\$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 Michael and Caitlin Licare
- B. Applicant's Mailing Address 153 John Street, Ridgewood, NJ 07450
- C. Applicant Telephone No. c/o 201-587-0888 If unlisted, check here
- D. Applicant Email caitlin.mcdonald@gmail.com; michael.licare@gmail.com
- E. Applicant's Attorney Name James J. Delia, Esq. - Wells, Jaworski, & Liebman LLP
- F. Applicant's Attorney Address 12 Route 17 N, Paramus, NJ 07652
- G. Attorney Telephone No. 201-587-0888 Attorney Email jdelia@wellsllaw.com
- H. Property Owner's Name Same as Applicant
- I. Property Owner's Mailing Address 153 John Street, Ridgewood, NJ 07450
- 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 153 John Street, Ridgewood, NJ 07450
- B. Tax Map Block Number(s) 3407 Lot Number(s) 1
- C. Zone District(s) R-2
- 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.

[Redacted area]

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 coverage porches and 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 install a pool at the rear corner of the property with amenities, take down existing detached garage and construct a smaller one-car detached garage at the rear center of the property.

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):

§190-124T(2) Pool Setback: 10 ft is required in the front/side yards whereas a 7 ft setback is proposed in the front/side yards;

§190-119C.(c) Accessory Building in Front Yard: accessory structures are not permitted in the front yard whereas Applicants seeks to construct a detached one-car garage.

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))

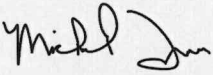
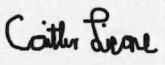
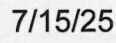
PART V. SIGNATURES AND AUTHORIZATIONS

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.

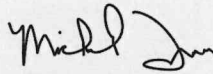
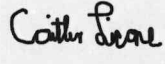
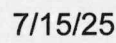
The undersigned applicant and owner consent to the entering and inspection of the subject premises by the Board and its staff as necessary for the review of this application.

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

 Michael Licare	 Caitlin Licare	
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Applicant/Appellant
Michael and Caitlin Licare

Date

 Michael Licare	 Caitlin Licare	
---	---	--

Owner
Michael and Caitlin Licare

Date

ZONING SCHEDULE

LOT: 1 BLOCK: 3401 TOWN OF RIDGEWOOD, BERGEN COUNTY
 ZONE: R-2 USE GROUP: R-5 CLASS: 5B

LOT SIZE	REQUIRED	EXISTING
MINIMUM LOT AREA	10500 SF	12175 FT
LOT AREA WITHIN 140'	N/A	11376 SF
MINIMUM LOT WIDTH	75' MIN. F.Y.S.B.	83' • F.Y.S.B.
MINIMUM AVG LOT WIDTH		
MINIMUM LOT DEPTH	120'	

SETBACKS	MAX REQUIRED	EXISTING	PROPOSED
FRONT YARD	40 FT	511 FT	N/C 511 FT
FRONT/SIDE YD SETBACK	45 FT	★ 202 FT	202 FT / 303' VA
SIDE YARD (RIGHT)	10 FT	15.8 FT	11.6 FT
MIN TOTAL BOTH SIDE YARD SETBACKS	40 FT	NA	NA
REAR YARD	30 FT	67.5 FT	45.1 FT
ACCESSORY BLDG REAR YARD 5B	5 FT	★ 2.4 FT	5 FT
ACCESSORY BLDG SIDE YARD 5B	5 FT	★ 2.2 FT	△ 41.5 FT
ACCESSORY BLDG FRONT YARD 5B	NOT PERMITTED	58.5'	202 FT V2
ACCESSORY BLDG HEIGHT	15 FT	NA	15 FT
BUILDING HEIGHT (MAX.)	30 FT / 2 1/2 STORIES	29.5 FT	29.5 FT / N.C.
BUILDING COVERAGE	20% / 2435 SF.	13.1% / 1606 SF.	10.5% / 2254 SF.
BUILDING COVERAGE WITHIN 140 FT	20% / 2275 SF.	12.7% / 1456 SF.	10.5% / 2158 SF.
COVERAGE BY IMPROVEMENTS	45% / 5479 SF	29.1% / 3553 SF	33.0% / 4018 SF △
COVERAGE BY IMPROVEMENTS W/IN 140 FT	45% / 5119 SF	24.7% / 2809 SF.	31.3% / 3640 SF
MAX GROSS BUILDING AREA	32% / 3096 SF	13.9% / 1699 SF.	25.5% / 3112 SF.
MAX GBA WITHIN 140 FT	32% / 3640 SF	14.9% / 1699 SF.	27.3% / 3112 SF.
MAX GBA ACCESSORY	5% / 608 SF.	3.1% / 374 SF.	2.6% / 325 SF
MAX GBA ACCESSORY W/IN 140 FT	5% / 569 SF	1.9% / 224 SF.	2.3% / 271 SF
POOL SETBACKS (REAR/SIDE)	① 10 FT / 10 FT	NA	② 7 FT / 7 FT VI

CALCULATION BREAKDOWN

COVERAGE BY ABOVE GRADE STRUCTURES					
	EXISTG	EXIST W/IN 140	ADDED	PROP TOTAL	WITH-IN 140'
GROUND FLR FOOTPRINT	1023 SF	1023 SF	635 SF	1658 SF	1658 SF
COV PORCHES + STEPS	148 SF	148 SF	99 SF	247 SF	247 SF
STOOP + STEPS + BILCO	61 SF	61 SF	-47 SF	14 SF	14 SF
DETACHED GARAGE	374 SF	224 SF	-39 SF	335 SF	239 SF △
TOTAL	1606 SF.	1456 SF.	648 SF.	2254 SF.	2158 SF.

IMPROVEMENT COVERAGE BREAKDOWN					
	EXISTG	EXIST W/IN 140	ADDED	PROP TOTAL	WITH-IN 140'
BUILDING COVER	1606 SF.	1456 SF.	648 SF.	2254 SF	2158 SF.
DRIVEWAY	1044 SF	608 SF	- 665 SF.	379 SF	201 SF
PATIO	232 SF	232 SF	325 SF	557 SF	523 SF △
WALKS	673 SF	673 SF	-243 SF	430 SF	430 SF
A/C PADS + GEN	0 SF	0 SF	31 SF	31 SF	31 SF
POOL	0 SF	0 SF	367 SF	367 SF	297 SF
TOTAL	3555 SF.	2969 SF.	463 SF	4018 SF	3640 SF

GROSS BULDG AREA				
FLOOR	EXISTING	ADDED	TOTAL	WITH-IN 140'
FIRST FLOOR	1023 SF	635 SF	1658 SF	1658 SF
SECOND FLOOR	676 SF	718 SF	1454 SF	1454 SF
TOTAL GBA	1699 SF.	1413 SF	3112 SF.	3112 SF.
VOLUME		22,814 CF		

NOTES

- ★ EXISTING NON CONFORMING CONDITION
- ① REQUIRED SET BACK - TAKEN TO THE POOL PAVEMENT SURROUND
- ② PROPOSED SET BACK TAKEN TO THE POOL COPING
- V VARIANCES REQUESTED
- V1 REQUIRED POOL SETBACK IS 10 FT, PROVIDED IS 7 FT (TAKEN TO POOL COPING)
- V2 GARAGE NOT PERMITTED IN THE FRONT YARD. PROPOSED GARAGE F.Y. SETBACK =
- VA VARIANCES APPROVED (2) (RESOLUTION GRANTED 7-9-14)
- VA FRONT SIDE YARD SETBACK (FAIRWAY ROAD) REQUIRED = 45 FT, EXISTING = 202 FT, APPROVED = 202 FT (APPROVED 303 FT TO THE ADDITION)
- ★ THIS FRONT SIDE YR IS A EXISTING NON CONFORMING CONDITION. (45 FT - 202 FT EXISTG) THE EXISTING IS 24.8 FT OVER
- VA PATIO NOT PERMITTED IN THE FRONT YARD - APPROVED

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 3407, LOT 1, 153 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.

Jane Wondrupen 7/11/25
Signature of Planning Board Secretary

Zoning Board action on: May 28 2024

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.

Jane Wondrupen 7/11/25
Signature of Zoning Board Secretary

**VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT**

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF
MICAEL LICARE AND CAITLIN LICARE

WHEREAS, MICHAEL LICARE AND CAITLIN LICARE of 153 John Street, Ridgewood, New Jersey (hereinafter referred to as the “Applicant”) have filed an Application with the Zoning Board of Adjustment of the Village of Ridgewood (hereinafter referred to as the “BOARD”) for variance relief to permit the construction of a second story addition which would result in a front yard setback on Fairway Road of 30.9 feet, where 45 feet is the minimum required and for the installation of a patio in the front yard on Fairway Road which is not permitted in any front yard as an accessory structure for the Property located at 153 John Street, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 3407, Lot 1 (hereinafter referred to as the Property”), and

WHEREAS, the Applicant is requesting relief from Section 190-119A(1)(a), 190-119C(1)(c) 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, a public hearing was held on May 28, 2024, as it pertains to the variance application; and

WHEREAS, the BOARD by voice vote granted the variance relief sought 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 Owners of the Property are Michael Licare and Caitlin Licare. The Property is located in the R-2 Zone.
2. There is a two and one half story single family dwelling unit on the Property which is a corner lot fronting on both Fairway Road and John Street. The dwelling unit has a front orientation towards John Street. The Property has the following nonconformities:
 - A. Front yard setback of 20.2 feet to Fairway Road, where 45 feet is required;
 - B. Side yard setback to the attached garage of 2.2 feet, where 5 feet is required;
 - C. Rear yard setback of 2.4 feet, where 5 feet is required.These conditions are not being exacerbated by virtue of the Applicant's proposal.
 - D. There is an existing patio that is in the front yard setback of Fairway Road which is not permitted.
3. The Applicant is proposing a two story addition to the rear of the Property. The front yard setback to the addition would be 30.9 feet, where 20.2 feet currently exists. On that basis, the addition does not exacerbate the pre-existing nonconforming condition because it still not meeting the required 45 foot setback. The Applicant is proposing to construct a 132 square foot patio.
4. The Board has determined that variance relief can be granted in this instance under N.J.S.A. 40:55D-70(C)(1)(c). There is a lawfully existing structure on the Property. The dwelling unit has an orientation to John Street. The nonconforming front yard to Fairway Road is basically a side yard for the dwelling unit. The addition that is proposed does not exacerbate the nonconformity and is in an appropriate location.

The patio is a logical extension of what already exists and although it fronts on Fairway Road, it is basically from a dwelling unit orientation standpoint, to the rear of the structure and does not overburden the lot.

5. The Board raised a concern pertaining to the removal of trees to the rear of the Property. The Applicant has stipulated that the trees cut down will be replaced with new trees. The Board has accepted the Applicant's stipulation with the understanding that a full landscape plan must be submitted and approved by the Application Review Committee of the Board, and there will be a Deed restriction for the landscaping that is proposed as well as the existing landscaping that is to remain to be maintained and replaced as required. The landscape plan that the Board approves will be an attachment to the Deed.
6. The Board has determined that there will be no negative impact to the Zone Plan or Zoning Ordinances of the Village of Ridgewood. The Board has determined that the addition and patio is modest on a lot that is oversized and fits within the character of the neighborhood. The improvements as proposed will upgrade the Property from an atheistic standpoint.

NOW THEREFORE, BE IT RESOLVED, on this 9th day of July, 2024 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. The Applicant has stipulated that the trees cut down will be replaced with new trees. A full landscape plan must be submitted and approved by the Application Review


Committee of the Board, and there will be a Deed restriction for the landscaping that is proposed as well as the existing landscaping that is to remain to be maintained and replaced as required. The landscape plan that the Board approves will be an attachment to the Deed which Deed will be recorded in the Bergen County Clerk's Office.


2. The Applicant shall construct the addition in accordance with the Exhibits entered into evidence during the course of the Public Hearing, and as attached to the Application.
3. 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.
4. 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.
5. The variance relief granted by this Resolution applies only to such variance request as depicted in this Resolution.

6. In accordance with Ridgewood Village Ordinance, the variance approval set forth herein shall expire unless the required building permits associated with said variance approval are obtained within two years of the date of the adoption of this Resolution, or within two years of the date all of the conditions precedent of approval, if any, have been satisfied, whichever occurs later.

ADOPTED:

ATTESTED:


SECRETARY


CHAIRMAN

BEW:cbp
(Ridgewood.Licare)

OFFICIAL PUBLIC MONTHLY MEETING: Licare 153 John Street, Block 3407, Lot 1

DATE OF DECISION: May 28, 2024


BOARD ACTION:

Board Member Moved Seconded Ayes Nays Recuse Abstain Absent


Board Member	Moved	Seconded	Ayes	Nays	Recuse	Abstain	Absent
Greg Brown Chairman	X		X				
Matthew Bendelt Vice Chairman		X	X				
Diana Ruhl			X				
Gary Negrycz				X			
John Papietro				X			
Jason Curreri							
Jamie Fox			X				
Harold Maxwell Alternate #1							
Yelena Raytser Alternate #2			X				

DATE OF ADOPTION: July 9, 2024

Village of Ridgewood Zoning
Board of Adjustment

By 
Greg Brown, Chairman

ATTESTED:


Jane Wondergem, 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 153 John Street, also known as Block 3407 Lot 1 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: 7/11/2025 Christopher J. Rutishauser, PE, CPWM for/
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: 153 John Street, also
known as BLOCK 3467 LOT 1

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, 7/11/2025
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: 7/15/2025

Block: 3407 Lot: 1

Owner: Michael and Caitlin Licare

Property Location: 153 John Street

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.

sl

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



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

DIVISION OF ASSESSMENT

William M. Palumbo
Phone (201) 670-5500 x2220
Email: vorassessor@ridgewoodnj.net

Certified Property Owners List
(Property within 200 feet)

Name of Applicant: James J. Delia, Esq.
Property Location: 153 John Street
Block: 3407
Lot: 1
Purpose: 200 ft. list
Date of List: 07/16/25

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: 3407-1
LICARE, MICHAEL J & CAITLIN M

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

Block-Lot: 3406-7
LIRA, STEVEN & JAN
538 FAIRWAY RD
RIDGEWOOD, NJ 07450

Block-Lot: 3406-11
DENICHOLAS, KATHLEEN & ANDREW TAVANI
136 JOHN ST
RIDGEWOOD, NJ 07450

Block-Lot: 3406-8
CAI, WEI DAISY
152 JOHN ST
RIDGEWOOD, NJ 07450

Block-Lot: 3402-16
MARLIN, ROSS & AMY
551 FAIRWAY RD
RIDGEWOOD, NJ 07450

Block-Lot: 3407-12
MILLER, PATRICK & TWIBELL, KERRY
141 JOHN ST
RIDGEWOOD, NJ 07450

Block-Lot: 3407-3
LYNN, WALTER W.
562 FAIRWAY ROAD
RIDGEWOOD, NJ 07450

Block-Lot: 3402-3
LOUIZIDES, GARY & ELIZABETH
554 LINWOOD AVE.
RIDGEWOOD, NJ 07450

Block-Lot: 3407-4
PUTNINS, ZIGMUNDS & BENSON, CATHY F
572 FAIRWAY ROAD
RIDGEWOOD, NJ 07450

Block-Lot: 3407-2
MARX, RHONDA
560 FAIRWAY RD
RIDGEWOOD NJ 07450

Block-Lot: 3401-9
HUGHES JR, THOMAS J & KAREN M
539 FAIRWAY RD
RIDGEWOOD, NJ 07450

Block-Lot: 3406-6
MUNDHE, RAVI & ARCHANA
534 FAIRWAY RD
RIDGEWOOD, NJ 07450

Block-Lot: 3401-10
IBERA, ROXAN R & MAE J
535 FAIRWAY RD
RIDGEWOOD, NJ 07450

Block-Lot: 3402-15
SALTIEL, ROBERT & STACY
555 FAIRWAY RD
RIDGEWOOD NJ 07450

Block-Lot: 3402-4
KIM, PETER & MI RAN CHOI
562 LINWOOD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3406-9
SEAMAN, DAVID C & EILEEN J
144 JOHN ST
RIDGEWOOD, NJ 07450

Block-Lot: 3407-5
MARION, JAMES(V) & MARY LOU
576 FAIRWAY RD.
RIDGEWOOD, N.J. 07450

Block-Lot: 3407-7
HALM, HEATHER LYNN
140 N PLEASANT AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3406-10
VENKATESH, PRASANNA & RAO,PRATIBHA
140 JOHN ST
RIDGEWOOD NJ 07450

Block-Lot: 3402-14
ERB, MICHAEL J & KARYN
561 FAIRWAY RD
RIDGEWOOD, NJ 07450

Block-Lot: 3402-12
FELSENSTEIN, BRUCE W. & SALLY ANN
575 FAIRWAY RD.
RIDGEWOOD, N.J. 07450

Block-Lot: 3402-2
NAVARRO,AMANDA A
550 LINWOOD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3407-13
BOLDUC, BRUCE TRSTES/ETAL
147 JOHN ST
RIDGEWOOD, NJ 07450

Block-Lot: 3401-8
FOMIN, IGOR & NATALIA
166 JOHN ST
RIDGEWOOD, NJ 07450

Block-Lot: 3401-7
FENG, BIN & CHEN, JIAMENG
542 LINWOOD AVE
RIDGEWOOD, NJ 07450

Block-Lot: 3407-11
NARDOZZI, BRENDAN & MARIANNE RAUSCH
135 JOHN ST
RIDGEWOOD, NJ 07450

Block-Lot: 3402-13
ZHANG, CHEN & DU, MENGQIONG
565 FAIRWAY RD
RIDGEWOOD, NJ 07450

Block-Lot: 3402-1
WETZEL, SARAH ELIZABETH&LOCURTO,RYAN
546 LINWOOD AVE
RIDGEWOOD, NJ 07450

LIRA, STEVEN & JAN 538 FAIRWAY RD RIDGEWOOD, NJ	07450	CAI, WEI DAISY 152 JOHN ST RIDGEWOOD, NJ	07450	MILLER, PATRICK & TWIBELL, KERRY 141 JOHN ST RIDGEWOOD, NJ	07450
LOUIZIDES, GARY & ELIZABETH 554 LINWOOD AVE. RIDGEWOOD, NJ	07450	MARX, RHONDA 560 FAIRWAY RD RIDGEWOOD NJ	07450	MUNDHE, RAVI & ARCHANA 534 FAIRWAY RD RIDGEWOOD, NJ	07450
DENICHOLAS, KATHLEEN & ANDREW TAVANI 136 JOHN ST RIDGEWOOD, NJ	07450	MARLIN, ROSS & AMY 551 FAIRWAY RD RIDGEWOOD, NJ	07450	LYNN, WALTER W. 562 FAIRWAY ROAD RIDGEWOOD, NJ	07450
PUTNINS, ZIGMUNDS & BENSON, CATHY F 572 FAIRWAY ROAD RIDGEWOOD, NJ	07450	HUGHES JR, THOMAS J & KAREN M 539 FAIRWAY RD RIDGEWOOD, NJ	07450	IBERA, ROXAN R & MAE J 535 FAIRWAY RD RIDGEWOOD, NJ	07450
SALTIEL, ROBERT & STACY 555 FAIRWAY RD RIDGEWOOD NJ	07450	SEAMAN, DAVID C & EILEEN J 144 JOHN ST RIDGEWOOD, NJ	07450	HALM, HEATHER LYNN 140 N PLEASANT AVE RIDGEWOOD, NJ	07450
ERB, MICHAEL J & KARYN 561 FAIRWAY RD RIDGEWOOD, NJ	07450	NAVARRO, AMANDA A 550 LINWOOD AVE RIDGEWOOD, NJ	07450	FOMIN, IGOR & NATALIA 166 JOHN ST RIDGEWOOD, NJ	07450
NARDOZZI, BRENDAN & MARIANNE RAUSCH 135 JOHN ST RIDGEWOOD, NJ	07450	WETZEL, SARAH ELIZABETH & LOCURTO, RYAN 546 LINWOOD AVE RIDGEWOOD, NJ	07450	KIM, PETER & MI RAN CHOI 562 LINWOOD AVE RIDGEWOOD, NJ	07450
MARION, JAMES(V) & MARY LOU 576 FAIRWAY RD. RIDGEWOOD, N.J.	07450	VENKATESH, PRASANNA & RAO, PRATIBHA 140 JOHN ST RIDGEWOOD NJ	07450	FELSENSTEIN, BRUCE W. & SALLY ANN 575 FAIRWAY RD. RIDGEWOOD, N.J.	07450
BOLDUC, BRUCE TRSTES/ETAL 147 JOHN ST RIDGEWOOD, NJ	07450	FENG, BIN & CHEN, JIAMENG 542 LINWOOD AVE RIDGEWOOD, NJ	07450	ZHANG, CHEN & DU, MENGQIONG 565 FAIRWAY RD RIDGEWOOD, NJ	07450

