

APPLICATION FORM - ONE- OR TWO-FAMILY DWELLINGS VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: RECEIVED JUL 28 2025 BLOCK(S): 2301 LOT(S): 13

ADDRESS OF SUBJECT PROPERTY: 179 Lincoln Avenue

APPLICANT NAME: Seiter APPLICATION NO.: ZBA25-29

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		
<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 Mary Wynn Seiter
- B. Applicant's Mailing Address 179 Lincoln Avenue, Ridgewood NJ
- C. Applicant Telephone No. _____ If unlisted, check here
- D. Applicant Email _____
- E. Applicant's Attorney Name None
- F. Applicant's Attorney Address None
- G. Attorney Telephone No. None Attorney Email None
- H. Property Owner's Name Same
- I. Property Owner's Mailing Address Same
- 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 179 Lincoln Avenue, Ridgewood
- B. Tax Map Block Number(s) 2361 Lot Number(s) 13
- C. Zone District(s) R-2
- D. Does the owner or applicant now own or have any interest in any other property that adjoins 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.
None

E. Are there any deed restrictions, protective covenants, easements, etc. affecting the subject pr
(check one) Yes No If yes, describe below or on a separate shee

[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
documents with this application. (check one) Yes No

Note: This certification must be submitted with the application or the application will be incom

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.).

existing single family residence, no garage

[Redacted area]

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 rear 1st floor deck with covered deck, 2nd floor addition and new detached garage
as shown on RDS Drawings V-1 through V-4

[Redacted area]

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 checked="" type="checkbox"/> Construction Code Official | <input type="checkbox"/> Other Municipality |
| <input checked="" 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- 104 - E - 1 - BUILDING HEIGHT

190- 104 - E - 10 - BUILDING COVERAGE TOTAL LOT

190- 104 - E - 11 - BUILDING COVERAGE 140 FEET OF LOT

190- 119 - H - 1 - IMPROVED LOT COVERAGE TOTAL LOT

190- 119 - H - 2 - IMPROVED LOT COVERAGE 140 FEET OF LOT

190- 119 - C - 1 - b - ACCESSORY BUILDING HEIGHT

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

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.

Mary Wynn Seiter

7/24/2025

Applicant/Appellant

Date

Mary Wynn Seiter

7/24/2025

Owner

Date



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: 179 Lincoln Avenue, also

known as BLOCK 2301 LOT 13

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, 7/29/2025
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

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 179 Lincoln Avenue, also known as Block 2301 Lot 13 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 unmaped 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: 7/29 /2025 Jane Wondry for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 2301, LOT 13, 179 Lincoln Avenue (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 Windyem 7/29/25
Signature of Planning Board Secretary

Zoning Board action on: August 12, 2025

- 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 Windyem 7/29/25
Signature of Zoning Board Secretary

IN THE MATTER OF THE
APPLICATION OF
FRANK AND NATALIE TRENT

BE IT RESOLVED by the Zoning Board of Adjustment of the Village of Ridgewood, that the application of Frank and Natalie Trent for a variance from the strict enforcement of Section 190-104E(11), Article X of the Ridgewood Village Code, in order to permit construction of a two tiered deck which would result in a lot coverage of 23.68% where 20% is the maximum coverage permitted, at property located at 179 Lincoln Avenue (Block 2301 Lot 13) in a R-2 Zone, be and is hereby disapproved, without prejudice, for the reasons, findings and conclusions set forth in a resolution, separate from but attached hereto, which resolution is adopted by reference and is hereby made a part of the official minutes of this Zoning Board of Adjustment.

IN THE MATTER OF THE
APPLICATION OF
FRANK AND NATALIE TRENT

WHEREAS, Frank and Natalie Trent have filed an appeal to this Board of Adjustment in order to permit construction of a two tiered deck which would result in a lot coverage of 23.68% where 20% is the maximum coverage permitted, at property located at 179 Lincoln Avenue (Block 2301 Lot 13) in a R-2 Zone; and

WHEREAS, the application was filed on April 1, 1998, seeking certain relief, requested pursuant to N.J.S.A. 40:55D-70(c); and

WHEREAS, the applicant(s) appeared on their own behalf, testimony being taken and exhibits reviewed, at a public hearing, as required by law.

NOW, THEREFORE, BE IT RESOLVED that this Board of Adjustment make the following findings of fact:

1. All persons required to be served with Notice of hearing were duly served, and proof thereof has been duly filed with this Board.
2. Public hearing was held on June 10, 1998 and July 8, 1998, at the Village Hall of the Village of Ridgewood, said meeting being scheduled, and advertised, and held pursuant to the Open Public Meetings Act.
3. The premises in question are located in an R-2 Zone.
4. Applicants are the owners of these premises by deed of July 31, 1996, recorded in the office of the Clerk of Bergen County in Deed Book 7900 at page 341, et seq.
5. The site in question is located on the easterly side of Lincoln Avenue, north of Bellair Road, as shown on a survey prepared by Alfred R. Vogt, LS, dated July 16, 1996.
6. There is an existing 2 1/2 story frame 1 family home on the site.

7. Applicant(s) seek to permit construction of a two tiered deck which would result in a lot coverage of 23.68% where 20% is the maximum coverage permitted, at property located at 179 Lincoln Avenue (Block 2301 Lot 13) in a R-2 Zone.

8. Applicant'(s') testimony may be summarized as follows:

- A. The property drops away front to back.
- B. Need landing for rear entrance.
- C. Will remove lower deck that is at patio.

9. No objectors appeared.

THEREFORE, BE IT RESOLVED that this Board of Adjustment does make the following determinations:

1. The foregoing findings of fact, summary of testimony, and those matters which may be deemed argument, are made a part hereof as if set forth in full.

2. This is an application to vary the provisions of Section 190-104E(11), Article X of the Ridgewood Village Code, in order to permit construction of a two tiered deck which would result in a lot coverage of 23.68% where 20% is the maximum coverage permitted, at property located at 179 Lincoln Avenue (Block 2301 Lot 13) in a R-2 Zone.

3. Such application is governed by N.J.S.A. 40:55D-70(c).

4. The property is regular in shape.

5. Applicant'(s') testimony has been summarized above.

6. The Board finds additionally:

A. The plan is incomplete and unclear, as to:

a. What is real coverage?

b. Was lower deck included in coverage

calculation?

c. Does removal of lower deck change the

calculations?

B. The upper deck is 24' x 14' plus a double set of steps, which would indicate that the upper deck could be somewhat reduced without losing usability.

C. The plan needs a closer review in view of the size of the requested encroachment.

D. As submitted, it is incomplete and leaves the Board to guess at coverage, size and alternatives.

E. The Board suggested reconsideration but the applicant did not fully respond.

F. As submitted, the proposal is detrimental to the zoning plan, neighborhood scheme and Master Plan, and must be denied; however, the denial may be cured by a complete application that will permit the Board to make a proper adjudication.

THEREFORE, BE IT RESOLVED that the application of Frank and Natalie Trent for a variance from the strict enforcement of Section 190-104E(11), Article X of the Ridgewood Village Code, in order to permit construction of a two tiered deck which would result in a lot coverage of 23.68% where 20% is the maximum coverage permitted, at property located at 179 Lincoln Avenue (Block 2301 Lot 13) in a R-2 Zone, be and is hereby disapproved, without prejudice.

DATED: August 12, 1998



VILLAGE OF RIDGEWOOD

131 N. MAPLE AVENUE, RIDGEWOOD, NJ 07450

November 7, 2025

Ms. Mary Wynn Seiter
179 Lincoln Avenue
Ridgewood, N.J. 07450

Re: Block 2301 Lot 13
179 Lincoln Avenue

Dear Ms. Seiter:

A review of your application for a building permit regarding 179 Lincoln 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 a second floor addition which would result in a height of 32 feet where 30 feet is the maximum permitted and for the construction of a rear porch which would result in total coverage by above grade structure of 24.6% where 20% is the maximum permitted and would result in total coverage by above grade structure, within the first 140 feet, of 24.3% where 20% is the maximum permitted and would result in total coverage by improvement of 45.9% where 45% is the maximum permitted and in total coverage by improvement, within the first 140 feet, of 49.9% where 45% is the maximum permitted. A detached garage is also proposed which would have a height of 17.5 feet where 15 feet is the maximum permitted.

Under the provisions of § 190-104E(1)(10)(11), § 190H(1)(2), § 190-119C(1)(c) Article X of the Ridgewood Village Code, "Maximum building height: 30 feet..."; "Maximum total coverage by above-grade structures: 20% of the land area of the lot"; "Maximum coverage by above-grade structures located within 140 feet of the front lot line: 20% of the lot area within 140 feet of the front lot line"; "Coverage by improvements .. 0 to 13,999 square feet – 45%, but not above 5,600 square feet"; "No freestanding accessory building or structure shall exceed 15 feet in height..."

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

Sincerely,

Paola G. Perez
Assistant Zoning Officer
Technical Assistant to the Construction Official
Village of Ridgewood
201-670-5500 x2212
pperez@ridgewoodnj.net