

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED **RECEIVED AUG 14 2025** BLOCK(S): 3612 LOT(S): 16

ADDRESS OF SUBJECT PROPERTY: 68 N. VanDey Avenue

APPLICANT NAME: Storms APPLICATION NO.: ZBA 25-35

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	1000-	2000-
<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)		
<b>TOTAL</b>		

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 ELLEN STORUS
- B. Applicant's Mailing Address 68 N. VAN DIEN AVE. RIDGEWOOD, NJ 07450
- C. Applicant Telephone No. \_\_\_\_\_ If unlisted, check here
- D. Applicant Email \_\_\_\_\_
- E. Applicant's Attorney Name PAUL GIBLIN
- F. Applicant's Attorney Address 1 FOREST AVE ORADEL, NJ
- G. Attorney Telephone No. 201-214-6401 Attorney Email pgiblin@aol.com
- H. Property Owner's Name ELLEN STORUS
- I. Property Owner's Mailing Address 68 N. VAN DIEN AVE 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 68 N VAN DIEN AVE RIDGEWOOD, NJ 07450
- B. Tax Map Block Number(s) 3612 Lot Number(s) 16
- C. Zone District(s) R-1 (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 prop. (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.).

SINGLE FAMILY DUTCH COLONIAL STYLE HOME  
CIRCA 1925

### 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.

EXISTING SINGLE FAMILY RESIDENCE SHOULD BE IMPROVED AS FOLLOWS.

- 1) 2ND FLOOR ADDITION OVER EXISTING GARAGE (406 SQ. FT.)
- 2) 1 STORY SIDE YARD ADDITION TO PROVIDE FOR KITCHEN EXPANSION, PANTRY AND POWDER ROOM
- 3) NEW BLUE STONE 165 SQFOOT PATIO ON GRADE
- 4) MISCELLANEOUS INTERIOR RENOVATION WORK AS NEEDED TO UPGRADE EXISTING HOME.
- 5) EXTERIOR COSMETIC ENHANCEMENTS TO GIVE A FRESH LOOK

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):

- THE FOLLOWING VARIANCES SHALL BE SEENET UNDER PROVISIONS OF §190-104E(3)(5)(I) AND §190-119J AND §190-124S(2) ARTICLE X
- 1) MINIMUM SIDE YARD: 2/3 THE HEIGHT OF THE PRINCIPAL BUILDING ON THE SITE OR 15 ft. SEEKING 9.5 ft SIDE YARD SET BACK, WHERE 18 ft. IS MIN. REQUIRED FOR 6 STORY
  - 2) MINIMUM REAR YARD OF 30 ft. = SEEKING 27.16 ft WHERE 30 ft MINIMUM IS REQUIRED FOR 2ND STORY ADDITION TO REAR YARD.
  - 3) MAXIMUM COVERAGE BY ABOVE GRADE STRUCTURES LOCATED WITHIN 140 ft OF FRONT LOT LINE, 20% OF THE AREA LOCATED WITHIN THE LOT LINE. = SEEKING 22.4% WHERE 20% IS MAXIMUM PERMITTED.
  - 4) MAXIMUM GROSS BUILDING AREA ... 10,500 TO 13,449 SF - 32%, 4060 SF TO 14,000 TO 19,249 SF - 29%, 4020 SF SEEKING GBA OF 32.9% \ 4,688 SF WHERE 29% \ 4620 SF IS MAX. PERMITTED AND WOULD RESULT IN TOTAL GBA WITHIN FIRST 140 FT OF 38.4% \ 4688 SF PROPOSED WHERE 32% \ 4060 SQ FT. IS PERMITTED.
  - 5) VARIANCE FOR DATIO ON GRADE WITHIN WILL RESULT IN SIDE YARD OF 3 ft WHERE 10 ft. IS PERMITTED.

B. On a separate sheet, indicate the reasons why you believe that the Board should grant relief of the above ordinance requirements, using the following criteria (check all that apply):

- Permit for Area on Official Map (see §190-31F(1) through (3))
- Permit for Lot not Abutting Street - Official Map (see §190-32F(1) and (2))
- "C" Variance (see §190-33G(1), (2) and (3); or see attached "C" variance criteria)
- "D" Variance (see §190-34G(1)(a), (b) and (c))

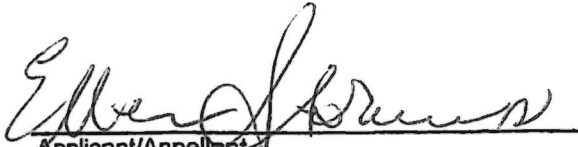
**PART V. SIGNATURES AND AUTHORIZATIONS**


The undersigned applicant and owner do hereby certify that all the statements contained in this application are true to the best of their knowledge.

The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

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

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

  
Applicant/Appellant \_\_\_\_\_ Date 8/11/25

  
Owner \_\_\_\_\_ Date 8/11/25

The Ridgewood Zoning Board of Adjustment has the power to hear requests for variance relief under the Municipal Land Use Law. In applying for a variance, you must meet the criteria set forth in N.J.S.A. 40:55D-70(C).

**"40:55D-70. Powers**

c. (1) Where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act [40:55D-62 et seq.] would result in peculiar and exceptional practical difficulties to, or exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship; (2) where in an application or appeal relating to a specific piece of property the purposes of this act or the purposes of the "Educational Facilities Construction and Financing Act," P.L.2000, c.72 (C.18A:7G-1 et al.), would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to article 8 of this act [40:55D-62 et seq.]; provided, however, that the fact that a proposed use is an inherently beneficial use shall not be dispositive of a decision on a variance under this subsection and provided that no variance from those departures enumerated in subsection d. of this section shall be granted under this subsection; and provided further that the proposed development does not require approval by the planning board of a subdivision, site plan or conditional use, in conjunction with which the planning board has power to review a request for a variance pursuant to subsection a. of section 47 of this act [40:55D-60]; and

No variance or other relief may be granted under the terms of this section, including a variance or other relief involving an inherently beneficial use, without a showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance. In respect to any airport safety zones delineated under the "Air Safety and Zoning Act of 1983," P.L. 1983. C.260 (C.6:1-80 et seq.), no variance or other relief may be granted under the terms of this section, permitting the creation or establishment of a nonconforming use which would be prohibited under standards promulgated pursuant to that act, except upon issuance of a permit by the Commissioner of Transportation. An applicant under this section may be referred to any appropriate person or agency for its report; provided that such reference shall not extend the period of time within which the zoning board of adjustment shall act".

Please realize that under the pertinent New Jersey Land Use Law, the term "hardship" does not mean a personal hardship, but rather a hardship pertaining to the property itself. In connection

with the statutory criteria pertaining to "benefits of a deviation that would substantially outweigh any detriment", this pertains to a public benefit, and not a private benefit.

The burden of proof is on the Applicant, and the Board must determine if the Applicant meets the criteria set forth in N.J.S.A. 40:55D-70(C) (1) or (C) (2), and that such relief can be granted without substantial detriment to the public good, and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance of the Village of Ridgewood.

VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT

Owner: ELLEN STORMS

Property Address: 68 N VANDIEN AVE, Block 3612, Lot 16

I am the Owner of the above referenced property. I have consented to the submission of a Land Use Application to the Zoning Board of Adjustment of the Village of Ridgewood.

I hereby grant permission for Zoning Board of Adjustment Members and any of its Professionals and Experts, to enter the property for purposes of inspection in relation to the Land Use Application that I have submitted.

Dated: 8/11/25

  
Owner

8/11/25

REASONS THE BOARD SHOULD GRANT RELIEF OF THE ORDINANCE  
REQUIREMENTS  
SUBMITTED BY: ELLEN STORMS 26 68 NORTH VAN DIEN AVENUE

WE BELIEVE THAT THERE IS SUFFICIENT EVIDENCE THAT VARIANCE  
RELIEF CAN BE GRANTED UNDER THE CJ CRITERIA AS FOLLOWS:

1) THE PROPERTY EXHIBITS EXCEPTIONAL NARROWNESS OF 84.5 FT  
WIDE WHERE 120 FT IS MINIMUM REQUIRED FOR ZONING ORDINANCE. IF WE  
HAD A CONFORMING LOT WITH OUR SIDE YARD, VARIANCE OF 9.5 FT WOULD  
NOT BE WARRANTED

2) THE PROPERTY EXHIBITS AN UNDERSIZED LOT CONDITION OF  
14,226 SF WHERE 16,000 SF IS MINIMUM REQUIRED. IF WE HAD  
A CONFORMING LOT SIZE IT WOULD BE LIKELY THAT VARIANCE WOULD BE  
SIGNIFICANTLY REDUCED OR ELIMINATED ENTIRELY.

3) THE REAR YARD SET BACK REQUEST OF 27.16 FT MATCHES WITH  
EXISTING NON CONFORMING STRUCTURE THAT LEGALLY EXISTS ON  
PROPERTY AND WE DO NOT INTEND TO EXAGGERATE NON CONFORMANCE

ELLEN STORMS



# VILLAGE OF RIDGEWOOD

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

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

Tax Collectors Office

## CERTIFICATION OF TAXES & ASSESSMENTS

Date: 8/7/25

Block: 3612 Lot: 16

Owner: ELEN STORMS

Property Location: 68 N VAN DIEN AVE.

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.

*JS*

13 3 9 - 90V 202  
FINANCE DEPARTMENT  
VILLAGE OF RIDGEWOOD

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

**CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION**

BLOCK 3612, LOT 16, 68 W. Vandriem Ave (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.

Jan. Wondrupen 8/7/05  
Signature of Planning Board Secretary

Zoning Board action on: 9-21-70

- A resolution is attached.
- A resolution is not attached. (If no resolution is available, provide a short explanation.) Copy of index card - variance approval  
for garage addition which resulted in rear  
yard setback of 28 feet  
\_\_\_\_\_
- There are no records of any zoning board applications for this property address.

Jan. Wondrupen 8/7/05  
Signature of Zoning Board Secretary

BLOCK 3612, LOT 16  
Donald R. and Helen E. Meng  
68 North Van Dien Avenue

GRANTED: 9-21-70

For proposed garage addition, which will encroach into  
the required 30' rear yard by 2', more or less.



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. 2238  
FAX: (201) 670-7305

**FLOOD INSURANCE RATE MAP INFORMATION / CRS-320**

The property located at 608 N. Van Dyke Ave. also known as Block 3612 Lot 116 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: 21.0 Lowest Shingle Elevation: 21.0 First Floor Elevation: 21.0

Dated: 8/7/2025 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 x2240

**CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION**

LOCATION OF PROPERTY: 68 N Van Driem Avenue, also

known as BLOCK 3612 LOT 116

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, 8/7 /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](mailto:jwondergem@ridgewoodnj.net)