

VILLAGE OF RIDGEWOOD - APPLICATION FOR DEVELOPMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: RECEIVED SEP 25 2025 BLOCK(S): 2403
2404 LOT(S): 17.01

ADDRESS OF SUBJECT PROPERTY: 6 South Monroe St + South Hillside A.

APPLICANT NAME: West Side Presbyterian Church APPLICATION NO.: ZBA 25-25
at Ridgewood, NY

PLANNING BOARD ZONING BOARD OF ADJUSTMENT

TYPE OF APPLICATION(S)	Application Fee(s)	Escrow Deposit(s)
<input type="checkbox"/> Informal Review (§190-43) (PB Only)		
<input type="checkbox"/> Site Plan Exemption (§190-37B(4), -37C)		
<input type="checkbox"/> Minor Site Plan-Waiver of Public Hearing (§190-44B)		
<input type="checkbox"/> Minor Site Plan - Public Hearing (§190-44)		
<input checked="" type="checkbox"/> Preliminary Major Site Plan (§190-46)	\$800	\$3,200
<input checked="" type="checkbox"/> Final Major Site Plan (§190-47)	\$200	\$800
<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 Design Standards (§190-60)		
<input checked="" type="checkbox"/> "C" Variance (§190-33)		
<input checked="" type="checkbox"/> "D" Variance (§190-34) (ZBA only)	\$1,000	\$4,000
<input type="checkbox"/> Appeal of Zoning Officer Error (§190-29) (ZBA only)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30) (ZBA only)		
<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"/> Certification of Nonconforming Use/Structure (§190-126G) (ZBA Only)		
<input type="checkbox"/> Certification of Subdivision Approval (§190-59)		
<input type="checkbox"/> Extension or Tolling of Approval Timeframes (§190-44F, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
<input type="checkbox"/> Amendment of Master Plan or Development Regulations (§190-143, -144) (PB or Council Only)		
TOTAL	\$2,000	\$8,000

**DEVELOPMENT APPLICATION/APPEAL FORM
VILLAGE OF RIDGEWOOD**

Instructions to Applicants: All applicants are required to complete 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 West Side Presbyterian Church of Ridgewood New Jersey
- B. Applicant's Mailing Address 6 S. Monroe St. Ridgewood, NJ 07450
- C. Applicant Telephone No. 201-652-1966 If unlisted, check here
- D. Applicant Fax No. info@westside.org
- E. Applicant's Attorney Name Corey Klein, Esq.
- F. Applicant's Attorney Address c/o Sills, Cummins & Gross, P.C., One Riverfront Plaza, 1037 Raymond Blvd., 13th Floor, Newark, NJ 07102
- G. Attorney Telephone No. 973-643-6889 Fax Machine No. 973-643-6500
- H. Property Owner's Name Same as applicant
- I. Property Owner's Mailing Address Same as applicant
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
N/A
- K. Applicant's Ownership. If the applicant is a corporation or partnership applying for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units or for approval of a site to be used for commercial purposes, a list of the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class must be identified in accordance with §190-64.
N/A

PART II. PROPERTY INFORMATION

A. Address of Subject Property: 6 South Monroe Street and South Hillside Place

B. Current Tax Map Block Number(s) 2403 Lot(s) 17.01
2404 3

C. Zone District(s) R-110 (Single Family Residence) District

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.

Block: 2403, Lot: 17.01; and Block: 2404, Lot: 3

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.

See attached.

F. Has there been a previous application or appeal to the Board of Adjustment, Planning Board or Village Council involving these premises? Yes No If yes, describe below and submit a copy of the resolution(s).

Reso # 2006-22 dismissing application for backup generator; 11/8/16 Resolution approving wireless communication facility within existing steeple; 10/27/15 Resolution denying wireless communication facility; 9/14/04 Resolution granting amended site plan; 9/9/03 Resolution approving reconstruction of fire damaged church; 8/3/99 resolution granting preliminary site plan for parking lot expansion; 1/20/98 Resolution granting minor site plan for memorial garden; 5/13/92 resolution approving second floor of barn as a social center/ meeting hall; 7/6/93 resolution approving lighting on parking lot; 8/26/81 resolution denying dual use of youth center and residence; 9/11/74 resolution approving one-story addition; 5/17/71 resolution approving accessory youth center

G. Has this property been the subject of a major retaining wall permit or a major soil permit? Yes No If yes, describe below and attach a copy of the permit or resolution.

8/3/99 resolution granting preliminary site plan for parking lot expansion

H. Describe the existing use and improvements on the property.

House of worship with accessory nursery school, wireless communication facility; parking, youth center with meeting hall, community gardens, playground, sports court, and other accessory site improvements including, but not limited to, landscaping, lighting, utilities, and stormwater infrastructure

PART III. DEVELOPMENT INFORMATION

A. Proposed Use (check all that apply).

- Single Family Residence.
- Other Use (Please explain, describing the nature of materials and/or services involved, the days and hours of operation, the number of operators and employees, etc.)

The Applicant proposes to continue the existing house of worship use and all of the above listed accessory uses

B. Describe the proposed improvements, including buildings, paving, utilities, storm drainage, lighting, signs, landscaping, fencing, etc. and any alterations to existing improvements.

The Applicant proposes to make the following improvements: (1) partially demolish, rehabilitate, and construct addition to the existing barn resulting in a slightly larger barn with an outdoor seating area and fire pit; (2) install a rain garden with boulder walls; (3) install a community garden with planters, seating, and a shed; (4) install a sensory garden with a walking path and benches; (5) install a forecourt adjacent to the parking area; (6) install a church forecourt and crosswalk on South Hillside Place; (7) install a remembrance pocket garden; (8) install a prayer pocket garden; (9) install a labyrinth and meditation court; (10) improvement the parking lot; (11) improve the existing playground; (12) install landscape improvements along South Monroe Street; (13) improve the existing sports court; and (14) install a new sports court.

C. Required approvals or reviews by other governmental agencies other than Planning Board or Board of Adjustment (check all that apply).

VILLAGE OF RIDGEWOOD

- Historic Preservation Commission
- Health Department
- Construction Code Official
- Soil Movement Permit
- Retaining Wall Permit
- Flood Hazard Area Construction Approval
- Other (describe) _____
- Road Opening Permit
 - Village
 - County N/A
 - State N/A

BERGEN AND PASSAIC COUNTY AND ADJACENT MUNICIPALITIES

- Bergen County Planning Board
- Passaic County Planning Board
- Borough of Glen Rock
- Borough of Hawthorne
- Borough of Hohokus
- Borough of Midland Park
- Borough of Paramus
- Borough of Waldwick
- Township of Washington
- Township of Wyckoff

PART III. DEVELOPMENT INFORMATION (continued)

STATE AND FEDERAL AGENCIES (if approval required, state nature of approval)

N/A N.J. Department of Environmental Protection

Freshwater wetlands permits/LOI

Stream encroachment permit

Sewer extension/treatment works approval

Soil and/or groundwater contamination cleanup or determination

Other (describe) _____

N/A N.J. Department of Transportation

Highway access permit

Other (describe) _____

Bergen County Soil Conservation District

Other (describe) _____

D. Persons and agencies for which notice of public hearing is required (check all that apply).

None. Application is exempt from hearing and notice (see § 190-9 and 11).

Property owners within 200 feet of subject property (see § 190-12B(1)).

Public utility, cable television or local utility company (see § 190-12B(6)).

Adjacent municipality (see § 190-12B(2)).

Bergen County Planning Board (see § 190-12B(3)).

Passaic County Planning Board (see § 190-12B(3)).

N.J. Commissioner of Transportation (see § 190-12B(4)).

N.J. State Planning Commission (see § 190-12B(5)).

E. If application is for minor subdivision approval, indicate manner of filing with County Recording Office

N/A

Plat

Deed

PART IV. SIGNATURES AND AUTHORIZATIONS

A. Certification/Agreement by Applicant/Appellant.

The undersigned applicant does hereby certify that all the statements contained in this application are true to the best of my knowledge. The undersigned also agrees to keep current all escrow accounts for review of this application and to pay any outstanding balances. The undersigned also consents to the entering & inspection of the subject premises by the Board & its staff as necessary for the review of this application.

/s/Corey Klein a/b/o West Side Presbyterian Church of 7/21/25
Applicant/Appellant *New Jersey* Date

B. Owner Consent. If the applicant is not the property owner, the following consent must be signed by the property owner:

The undersigned owner(s) hereby affirm that this application is being made with my/our knowledge and consent and that the information contained herein is true and correct to the best of my/our knowledge. The undersigned also consents to the entering & inspection of the subject premises by the Board & its staff as necessary for the review of this application.

Owner Date

C. Authorization of Agent. If the applicant is not the property owner, contract purchaser or other person having a proprietary interest in the subject property, the following authorization must be signed by the property owner:

I/We, the undersigned, hereby affirm that the applicant named in Part I of this application form:

is authorized to act as my/our agent in this matter, and I/we agree to any and all terms and conditions that may be imposed on the subject property as a result of this application, to the maximum extent permitted by law.

is NOT authorized to act as my/our agent in this matter, and I/we or my/our legal representative agree to attend the public hearing(s) on this matter in order to represent our interest and express our consent, or lack thereof, to any and all terms and conditions that may be imposed on the subject property as a result of this application.

Owner Date

PART IV. SIGNATURES AND AUTHORIZATIONS (continued)

D. Anticipated Changes in Application Information.

The undersigned owner and applicant affirm that there:

- ARE NOT now pending or planned any actions, transactions or other events that will change any of the certifications, consents, authorizations or other information presented in this application form, including but not limited to the identity of the applicant or owner and their contact information, other than those changes that may be required by the Board during the course of its review.

- ARE now pending or planned actions, transactions or other events that will change some or all of the certifications, consents, authorizations or other information presented in this application form, including but not limited to the identity of the applicant or owner and their contact information, in addition to those changes that may be required by the Board during the course of its review, as indicated on the attached sheet. (attach separate sheet)

In addition, I/we agree that if any presently unknown or unplanned actions, transactions or other events occur prior to the issuance of any permits by the Village for the subject application, which actions, transactions or other events change or will change any of the certifications, consents, authorizations or other information presented in this application form, including but not limited to the identity of the applicant or owner and their contact information, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

/s/ Corey Klein a/t/o West Side Presbyterian Church of
Applicant/Appellant *New Jersey*

7/21/25
Date

Owner

Date

**ATTACHMENT
REQUEST FOR WAIVER OF SUBMISSION REQUIREMENTS**

This attachment must be completed and submitted if the application is seeking waivers from the requirement to submit information on the completeness checklists for development regulations. These checklists are set forth in § 190-67 through -76 of the Village Code.

- A. Submission requirements for which a waiver is requested (see checklists for various applications).

See attached Checklist Waiver/ Variance List prepared by Bohler Engineering NJ, LLC dated July 17, 2025.

- B. Indicate the reasons why you believe that the above submission requirements are not relevant or necessary for the Board to take action on this application.

See attached Checklist Waiver/ Variance List prepared by Bohler Engineering NJ, LLC dated July 17, 2025.

**ATTACHMENT
PROPOSED VIOLATIONS OF THE LAND USE ORDINANCE (Chapter 190)**

This attachment must be completed and submitted if the application is seeking relief from requirements of the Village's development 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):

Violations of design standards (§190-77 through §190-95)

N/A

Violations of zoning regulations (§190-96 through §190-128)

The Applicant requests a variance pursuant to N.J.S.A. 40:55D-70(c)(2) to permit the expansion of a legal, pre-existing, non-conforming use. Houses of worship are permitted in the R-110 zoning district subject to certain conditions. The existing house of worship on the property does not meet the following conditions:

- Section 190-123B requires a 40-foot side yard setback for parking areas and driveways where the existing parking area has a 9.5-foot side yard setback.
- Section 190-123B requires a 40-foot side yard setback for accessory buildings having a floor area greater than 750 feet where the existing barn has a 45.7-foot side yard setback and a 46.7-foot side yard setback is proposed.
- Section 190-123B requires a 25-foot rear yard setback for outdoor use areas where the existing outdoor use area has a 8.5-foot rear yard setback.
- Section 190-123D requires a 25-foot rear yard setback for principal buildings where the existing church has a 28.8-foot rear yard setback.
- Section 190-123D requires a 25-foot rear yard setback for accessory buildings having a floor area greater than 750 feet where the existing barn has a 44.2-foot rear yard setback.
- Section 190-123D limits the floor area ratio to 15 percent, or 38,082 square feet, where the property currently has a 25.1 percent floor area ratio, or 61,416 square feet; and
- Section 190-123D limits building heights to 45 feet where the existing houses of worship is approximately 50 feet tall.

All of these pre-existing, non-conforming conditions will remain regardless of whether the Board approves this application. The Applicant is also seeking relief to permit a slight expansion in the size of the barn. The property currently has a 19.1 percent floor area ratio, or 46,603 square feet, where the Ridgewood Village Code of Ordinances limits the floor area ratio to 15 percent, or 38,082 square feet. If approved, the Property would have a floor area ratio of 19.4 percent or 47,216 square feet, an increase of 713 square feet over what exists currently.

Violations of official map regulations (§190-129 through §190-133)

N/A

- 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))
- Exception from Design Standards - subdivisions and site plans only (see §190-60)

RIDGEWOOD ZONING BOARD OF ADJUSTMENT

STATEMENT OF REASONS

The within Application involves a request for preliminary and final major site plan approval and a variance pursuant to N.J.S.A. 40:55D-70d(2) to permit the expansion of a legal, pre-existing, non-conforming use in connection with improvements, as described in detail below, to the West Side Presbyterian Church, an existing house of worship with accessory nursery school, wireless communication facility, parking, youth center with meeting hall, community gardens, playground, sports court, and other accessory site improvements including, but not limited to, landscaping, lighting, utilities, and stormwater infrastructure. The West Side Presbyterian Church and accessory improvements are located on property located at 6 South Monroe Street and at an unnumbered address on South Hillside Place and identified as Lot 3 in Block 2404 and Lot 17.01 in Block 2403 on the tax maps of the Village of Ridgewood (hereinafter, the "Property"). The Property is located in the R-110 (Single Family Residence) District.

West Side Presbyterian Church (hereinafter, the "Applicant"), the owner of the Property, proposes to make the following improvements: (1) partially demolish, rehabilitate, and construct addition to the existing barn resulting in a slightly larger barn with an outdoor seating area and fire pit; (2) install a rain garden with boulder walls; (3) install a community garden with planters, seating, and a shed; (4) install a sensory garden with a walking path and benches; (5) install a forecourt adjacent to the parking area; (6) install a church forecourt and crosswalk on South Hillside Place; (7) install a remembrance pocket garden; (8) install a prayer pocket garden; (9) install a labyrinth and meditation court; (10) improvement the parking lot; (11) improve the existing playground; (12) install landscape improvements along South Monroe Street; (13) improve the existing sports court; and (14) install a new sports court (the "Project").

The Applicant requests a variance pursuant to N.J.S.A. 40:55D-70(d)(2) to permit the expansion of a legal, pre-existing, non-conforming use. Houses of worship are permitted in the R-110 zoning district subject to certain conditions. The existing house of worship on the property does not meet the following conditions:

Section 190-123B. requires a 40-foot side yard setback for parking areas and driveways where the existing parking area has a 9.6-foot side yard setback;

Section 190-123B. requires a 40-foot side yard setback for accessory buildings having a floor area greater than 750 feet where the existing barn has a 46.7-foot side yard setback and a 46.7-foot side yard setback is proposed;

Section 190-123B requires a 25-foot rear yard setback for outdoor use areas where the existing outdoor use area has a 8.5-foot rear yard setback;

Section 190-123B requires a 25-foot rear yard setback for principal buildings where the existing church has a 28.5-foot rear yard setback;

Section 190-123B requires a 25-foot rear yard setback for accessory buildings having a floor area greater than 750 feet where the existing barn has a 44.2-foot rear yard setback;

Section 190-123B limits the floor area ratio to 15 percent, or 36,682 square feet, where the property currently has a 25.1 percent floor area ratio, or 61,415 square feet; and

Section 190-123B limits building heights to 45 feet where the existing house of worship is approximately 50 feet tall.

If approved, the Property would have a floor area ratio of 19.4 percent or 47,316 square feet—an increase of 713 square feet over what exists currently.

The Project will greatly improve the aesthetics of the church's campus and ensure the viability of the facility and continued service to its parishioners and guests. The barn improvements will modernize the facility in compliance with Americans with Disabilities Act ("ADA") requirements while maintaining its aesthetic integrity. For these reasons, the Applicant respectfully requests that the Board grant the requested relief.

BOHLER //

CHECKLIST WAIVER/VARIANCE LIST FOR

West Side Presbyterian Church of Ridgewood New Jersey

Ridgewood, New Jersey

July 17, 2025

BE #: Job No. NJD240053.00

Prepared by:

BOHLER ENGINEERING NJ, LLC

30 Independence Blvd., Warren, NJ 07059

ZONE: R-110 (Single Family Residence)

Checklist Waiver - Preliminary Site Plan - General Requirements

M		2	A waiver is requested for the environmental site analysis as the area contains no environmentally sensitive areas on this site per state guidelines.

Checklist Waiver - Final Major Site Plan - General Requirements

E			The owners, West Side Presbyterian Church of Ridgewood, New Jersey is a non-profit and does not pay taxes to the Village of Ridgewood and cannot provide a certificate of taxes paid.
K		1	The property does not have any freshwater wetlands. See Stormwater Report Maps for information on boundaries.
K		2	The property does not have any freshwater wetlands. See Stormwater Report Maps for information on boundaries.
K		3	An application to the NJDEP is not needed due to the lack of freshwater wetlands on the property.
K		4	The property does not have any freshwater wetlands. See Stormwater Report Maps for information on the property.
M		2	A waiver is requested for the environmental site analysis as the area contains no environmentally sensitive areas on this site per state guidelines.

BOHLER //

Zoning Variance and/or Land Use Design Standard Waivers
FOR

West Side Presbyterian Church of Ridgewood New Jersey
Ridgewood, New Jersey

July 17, 2025

BE #: Job No. NJ0240053.00

Prepared by:

BOHLER ENGINEERING NJ, LLC

30 Independence Blvd., Warren, NJ 07059

ZONE: R-113 Single Family Residential

Code	Item	Proposed
190-123B	Side Yard	Principal Building Lot 3: N/A Principal Building Lot 17.0': 46.7' (V) Parking Lot Areas & Driveways: 8.6' (E) Outdoor Use Area: 1.77 (V)
190-123B	Rear Yard	Principal Building Lot 3: 28.5' (E) Principal Building Lot 17.0': 44.2' (E) Parking Areas & Driveways: 148.0' Outdoor Use Area: 5.8 (V)
190-123B	Max Floor Area Ratio	19.4 % (47,318 SF) (V)

PRELIMINARY MAJOR SITE PLAN

§ 190-73. Preliminary major site plans.

In addition to the requirements indicated in § 190-67 (SEE BELOW), the following information shall be submitted for all preliminary major site plans:

I NA W C

- A. Location of existing and proposed buildings and their setbacks from property lines, plus the location of existing buildings and paved areas on adjacent properties.
- B. Floor plans for existing and proposed buildings, showing the use and layout of internal space, and front, rear and side building facade elevations, both at a scale not exceeding eight feet per inch.
- C. Location and design of existing and proposed parking, loading, access and circulation improvements, showing dimensions of the same.
- D. Existing and proposed topographic contours of the site and areas affecting and affected by the site. Contour intervals shall not exceed the following: up to 10% grade: two feet; over 10% grade: five feet. Contour elevations shall be referenced to the National Geodetic Vertical Datum of 1929.
- E. If new buildings or paved areas are proposed or if regrading near existing buildings is proposed, proposed spot grades at the corners of all buildings and in appropriate pavement locations, and finished floor elevations.
- F. Existing and proposed utility service, including septic systems with test hole locations and soil log information, connections to sanitary sewers, wells, connections to water mains, fire hydrants, etc.
- G. Existing and proposed storm drainage design and improvements, including a map showing the entire drainage area, the drainage area contributing to each pertinent drainage structure and drainage tabulation sheets showing calculations for each drainage area. Provisions for rooftop drainage shall also be shown.
- H. Existing and proposed site illumination, including height and location of fixture, type of fixture and bulb, pole material and manufacturer's isocandela diagram superimposed upon the site plan.
- I. Location and description of existing and proposed landscaping. Information for proposed landscaping shall include common and scientific names, number of plants, planted size and root specification.
- J. Existing and proposed signs, including the size, materials, nature of construction, location and any illumination of same.

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

I NA W C

K. The location and design of fences, walls, sidewalks and similar improvements to be proposed.

L. The location and design of solid waste disposal containers and recycling containers.

M. If development is proposed in phases or stages, a phasing plan.

§ 190-67. General requirements.

In addition to the submission requirements for the individual categories of applications in the following sections, all categories of applications, except for conceptual site plans, conceptual subdivisions and minor site plans for which a waiver of public hearing is granted, shall be required to submit the following:

I NA W C

A. For purposes of completeness review only, three copies of the appropriate application form(s). Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12 copies (if submitting to the Zoning Board of Adjustment) of the appropriate application form(s), completed and signed. If any item is not applicable to the applicant, it shall be indicated on the application form(s) by the words "not applicable" or "none."

B. Written description of the application, including a description of the proposed use and improvements.

C. Statements as to any requirements from which a waiver or variance is sought, together with a statement of reasons why same should be granted.

D. Receipt indicating that applicable fees and initial escrow deposits are paid.

E. Certificate from the Tax Collector indicating that all taxes and assessments for the subject property are paid up to and including the most recent collection period.

F. Certificate from both the Board of Adjustment and the Planning Board indicating the nature and date of prior actions, if any, by the respective Boards affecting the subject property.

G. Affidavit of ownership. If applicant is not the owner, applicant's interest in land must be indicated; e.g., tenant, contract/purchaser, lien holder, etc., and permission of property owner to file the application must be submitted.

H. If the applicant is a corporation or partnership applying to the Board or the Council for permission to subdivide a parcel of land into six or more lots or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by § 190-64.

I. For purposes of completeness review only, three copies of the required plot plan, site plan or subdivision plan. Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12

I - Incomplete

NA = Not Applicable

W - Waiver Granted

C - Complete

copies (if submitting to the Zoning Board of Adjustment) of any required plot plan, site plan or subdivision plan, signed and sealed by the professional who prepared the plot plan, site plan or subdivision plan. Any plan submitted as part of an application to a Village agency shall be prepared by an individual pursuant to the regulations in N.J.A.C. 13:27, 13:40 and 13:41, as amended, provided that the owner of a single-family detached or two-family dwelling may sign the plans for an application if he has prepared them. All such plans shall contain the following information:

I N A W C

(1) Title block containing the type of application; name and address of applicant and owner; name, address, signature, license number and seal of plan preparer; existing lot and block numbers; municipality and county, date prepared and date(s) of all plan amendments.

(2) Signature block for signatures of Chairman and Secretary of the Board.

(3) The name of all adjoining property owners as disclosed by current Village tax records.

(4) A key map showing the location of the tract to be considered in relation to the surrounding area within at least 500 feet of the subject property.

(5) Scale of map, both written and graphic. The scale shall consist of no more than 50 feet to the inch.

(6) North arrow.

(7) Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating tract area, lot area(s), lot width(s), all yard setbacks, coverage by above-grade structures and coverage by improvements, building height, floor area ratio, density and number of parking spaces, both as to required, existing and proposed, for the subject property. If the application involves a conditional use, compliance with the applicable conditional use standards shall be indicated on the plan.

(8) Existing and proposed boundaries of the site(s) in question, with bearings and dimensions of the same. The number of each existing tax lot in accordance with the Tax Map shall be shown.

(9) Municipal boundary line(s), if any, crossing or adjacent to the subject property.

(10) Location and width of existing easements or rights-of-way on or abutting the subject property, including but not limited to streets, utility and drainage easements, sight easements and access easements.

(11) Location of existing and proposed buildings, with setbacks from property lines dimensioned on the plan.

(12) Location of existing and proposed paved areas, including parking and loading areas, driveways, sidewalks, etc., showing the design of such areas.

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

I N A W C
[] [X] [] [] []

- (13) Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops on the property, and also on adjacent properties if the same affect the proposed development.
- [] [] [] [X] (14) Location of any required dedication or reservation for streets or any area shown on the Official Map or Master Plan.
- [] [] [] [X] (15) Soil erosion and sedimentation control plan, if required pursuant to P.L. 1975, c. 251.
- [] [] [] [X] (16) Construction details and specifications sufficient to illustrate the nature of site improvements, including but not limited to the following, when appropriate: paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, tree protection devices, light fixtures and standards, signs, planting and staking details and barrier-free access design.
- [] [] [] [X] J. A statement of any and all approvals which are required from other governmental entities.
- [] [] [] [] [X] K. For minor subdivisions, preliminary major site plans and preliminary major subdivisions, one of the following:
- [] [X] [] [] (1) A letter of interpretation from the New Jersey Department of Environmental Protection and Energy (NJDEPE) indicating the absence of freshwater wetlands, or indicating the presence and verifying the boundaries of freshwater wetlands, and classifying the same by resource value;
- [] [X] [] [] (2) A letter of exemption from the NJDEPE certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated thereunder;
- [] [X] [] [] [] (3) A copy of any application made to the NJDEPE for any permit concerning a proposed regulated activity in or around freshwater wetlands; or
- [] [X] [] [] (4) Documentation demonstrating that no wetlands exist on the subject property and demonstrating that no wetlands exist on adjacent property that would affect or limit development on the property which is the subject of the development application.
- [] [] [] [X] L. A copy of any protective covenants or deed restrictions, if any, affecting the property in question; provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist shall be submitted.
- [] [] [] [X] M. If the development is classified as a major development as defined by § 190-83C, three copies of a stormwater management plan including the following and sufficient to demonstrate that the project meets the standards for major development in § 190-83D:

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

I N A W C
[] [] [] [X]

- (1) Topographic base map. The reviewing engineer may require upstream tributary drainage system information as necessary. The topographic base map should extend a minimum of 200 feet beyond the limits of the proposed development, at a scale of one inch equals 200 feet or greater, showing two-foot contour intervals. The map shall indicate, as appropriate, the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of Category One waters, wetlands and floodplains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and man-made features not otherwise shown.
- [] [] [X] [] (2) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.
- [] [] [] [X] (3) Project description and site plan(s). A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification of proposed changes in natural conditions may also be provided.
- [] [] [] [X] (4) Land use planning and source control plan. This plan shall provide a demonstration of how the goals and standards of § 190-8.3D(1) through (7) are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.
- [] [] [] [X] (5) Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:
- [] [] [] [X] (a) Total area to be paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
- [] [] [] [X] (b) Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

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I NA W C
[] [] [] [X]

(6) Calculations. Comprehensive hydrologic and hydraulic design calculations for the predevelopment and post-development conditions for the design storms specified in § 190-83D(4), (5) and (6).

[] [] [] [X]

(7) When the proposed stormwater management control measures (e.g., infiltration basins) depend on the hydrologic properties of soils, then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure, or no less than one soil boring per 500 square feet of infiltration basin area to a depth 10 feet below the ambient groundwater elevation or 50 feet below surface elevation, whichever is less. Notwithstanding the foregoing, the Village Engineer may waive the requirement for borings if in his/her opinion the same are unnecessary to determine the hydrologic properties of the soil(s).

[] [] [] [X]

(8) Maintenance and repair plan. The plan shall be sufficient to demonstrate that the design and planning of the stormwater management facility shall meet the maintenance requirements of § 190-83D(8).

[] [X] [] []

N. If the development is classified as a minor development as defined by § 190-83C and involves a new building, an addition to an existing building, pool or any site improvement resulting in an increase of at least 200 square feet of impervious surface, three copies of a stormwater management application and plan including the following and sufficient to demonstrate that the project meets the standards for minor development in § 190-83E:

[] [] [] []

(1) A current survey of the site indicating existing conditions.

[] [] [] []

(2) All existing and proposed impervious cover areas.

[] [] [] []

(3) All methods of capturing and directing stormwater runoff into seepage tanks.

[] [] [] []

(4) All inlet and pipe sizes.

[] [] [] []

(5) Manufacturer's drawings and installation details of all proposed products.

[] [] [] []

(6) Existing and proposed contours and/or spot elevations sufficient to allow calculation of soil movement and accurately depict drainage patterns.

[] [] [] []

(7) Limits of disturbance for all proposed work.

[] [] [] []

(8) All trees with a trunk diameter of at least six inches at breast height to be removed and to remain.

[] [] [] []

(9) Elevations at property corners and key points of proposed buildings, additions, paved areas, property corners, gutters, swales, top and bottom of walls and curbs, and at all significant grade changes.

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[] [] [] []

- (10) Existing and proposed basement, first floor and garage slab elevations, where applicable. All elevations shall be in the National Geodetic Vertical Datum of 1929. Benchmarks are available at the Village of Ridgewood, Engineering Division.
- (11) All existing streams, brooks, or other natural or man-made drainage facilities, and including utilities when pertinent to any proposed use or construction.
- (12) Proposed landscaping, showing the treatment of non-impervious areas.
- (13) A soil erosion/sediment control plan, including but not limited to silt fence and/or salt hay barrier(s). A fifty-foot long by ten-foot wide clean crushed stone access drive is required for all sites also obtaining a soil moving permit. Bergen County Soil Conservation District certification shall be required for any project that will disturb an area greater than 5,000 square feet.
- (14) Information sufficient to demonstrate compliance with the requirements for seepage tank/retention system design in § 190-83E(2).
- (15) Where applicable, the boundary of the one-hundred-year floodplain and flood hazard area and the base flood elevation, as determined by the latest accepted Federal Emergency Management Agency's Flood Insurance Rate Map (information available from the Engineering Division).
- (16) Limits of wetlands and associated transition areas.

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FINAL MAJOR SITE PLAN

§ 190-74. Final major site plans.

In addition to the requirements indicated in § 190-67 (SEE BELOW), the following information shall be submitted for all final major site plans:

- I NA W C
 A. Those items required for preliminary major site plans pursuant to § 190-73, shown in final form. (SEE BELOW)
- B. Information sufficient to demonstrate that all of the conditions of preliminary approval have been satisfied.

§ 190-67. General requirements.

In addition to the submission requirements for the individual categories of applications in the following sections, all categories of applications, except for conceptual site plans, conceptual subdivisions and minor site plans for which a waiver of public hearing is granted, shall be required to submit the following:

- I NA W C
 A. For purposes of completeness review only, three copies of the appropriate application form(s). Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12 copies (if submitting to the Zoning Board of Adjustment) of the appropriate application form(s), completed and signed. If any item is not applicable to the applicant, it shall be indicated on the application form(s) by the words "not applicable" or "none."
- B. Written description of the application, including a description of the proposed use and improvements.
- C. Statements as to any requirements from which a waiver or variance is sought, together with a statement of reasons why same should be granted.
- D. Receipt indicating that applicable fees and initial escrow deposits are paid.
- E. Certificate from the Tax Collector indicating that all taxes and assessments for the subject property are paid up to and including the most recent collection period.
- F. Certificate from both the Board of Adjustment and the Planning Board indicating the nature and date of prior actions, if any, by the respective Boards affecting the subject property.
- G. Affidavit of ownership. If applicant is not the owner, applicant's interest in land must be indicated; e.g., tenant, contract/purchaser, lien holder, etc., and permission of property owner to file the application must be submitted.
- H. If the applicant is a corporation or partnership applying to the Board or the Council for permission to subdivide a parcel of land into six or more lots or applying for a

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variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by § 190-64.

I NA W C

1.

For purposes of completeness review only, three copies of the required plot plan, site plan or subdivision plan. Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12 copies (if submitting to the Zoning Board of Adjustment) of any required plot plan, site plan or subdivision plan, signed and sealed by the professional who prepared the plot plan, site plan or subdivision plan. Any plan submitted as part of an application to a Village agency shall be prepared by an individual pursuant to the regulations in N.J.A.C. 13:27, 13:40 and 13:41, as amended, provided that the owner of a single-family detached or two-family dwelling may sign the plans for an application if he has prepared them. All such plans shall contain the following information:

(1) Title block containing the type of application; name and address of applicant and owner; name, address, signature, license number and seal of plan preparer; existing lot and block numbers; municipality and county, date prepared and date(s) of all plan amendments.

(2) Signature block for signatures of Chairman and Secretary of the Board.

(3) The name of all adjoining property owners as disclosed by current Village tax records.

(4) A key map showing the location of the tract to be considered in relation to the surrounding area within at least 500 feet of the subject property.

(5) Scale of map, both written and graphic. The scale shall consist of no more than 50 feet to the inch.

(6) North arrow.

(7) Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating tract area, lot area(s), lot width(s), all yard setbacks, coverage by above-grade structures and coverage by improvements, building height, floor area ratio, density and number of parking spaces, both as to required, existing and proposed, for the subject property. If the application involves a conditional use, compliance with the applicable conditional use standards shall be indicated on the plan.

(8) Existing and proposed boundaries of the site(s) in question, with bearings and dimensions of the same. The number of each existing tax lot in accordance with the Tax Map shall be shown.

(9) Municipal boundary line(s), if any, crossing or adjacent to the subject property.

(10) Location and width of existing easements or rights-of-way on or abutting the subject property, including but not limited to streets, utility and drainage easements, sight easements and access easements.

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[] [] [] [X]

(11) Location of existing and proposed buildings, with setbacks from property lines dimensioned on the plan.

{ } [] [] [X]

(12) Location of existing and proposed paved areas, including parking and loading areas, driveways, sidewalks, etc., showing the design of such areas.

[] [X] [] [] []

(13) Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops on the property, and also on adjacent properties if the same affect the proposed development.

[] [] [] [X]

(14) Location of any required dedication or reservation for streets or any area shown on the Official Map or Master Plan.

[] [] [] [X]

(15) Soil erosion and sedimentation control plan, if required pursuant to P.L. 1975, c. 251.

[] [] [] [X]

(16) Construction details and specifications sufficient to illustrate the nature of site improvements, including but not limited to the following, when appropriate: paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, tree protection devices, light fixtures and standards, signs, planting and staking details and barrier-free access design.

[] [] [] [X]

J. A statement of any and all approvals which are required from other governmental entities.

[] [] [] [X]

K. For minor subdivisions, preliminary major site plans and preliminary major subdivisions, one of the following:

[] [] [X] []

(1) A letter of interpretation from the New Jersey Department of Environmental Protection and Energy (NJDEPE) indicating the absence of freshwater wetlands, or indicating the presence and verifying the boundaries of freshwater wetlands, and classifying the same by resource value;

[] [] [X] []

(2) A letter of exemption from the NJDEPE certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated thereunder;

[] [] [X] []

(3) A copy of any application made to the NJDEPE for any permit concerning a proposed regulated activity in or around freshwater wetlands; or

[] [] [X] []

(4) Documentation demonstrating that no wetlands exist on the subject property and demonstrating that no wetlands exist on adjacent property that would affect or limit development on the property which is the subject of the development application.

[] [] [] [X]

L. A copy of any protective covenants or deed restrictions, if any, affecting the property in question; provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist shall be submitted.

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I NA W C
[] [] [] [X]

M. If the development is classified as a major development as defined by § 190-83C, three copies of a stormwater management plan including the following and sufficient to demonstrate that the project meets the standards for major development in § 190-83D:

[] [] [] [] [X]

(1) Topographic base map. The reviewing engineer may require upstream tributary drainage system information as necessary. The topographic base map should extend a minimum of 200 feet beyond the limits of the proposed development, at a scale of one inch equals 200 feet or greater, showing two-foot contour intervals. The map shall indicate, as appropriate, the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of Category One waters, wetlands and floodplains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and man-made features not otherwise shown.

[] [] [X] []

(2) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

[] [] [] [X]

(3) Project description and site plan(s). A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification of proposed changes in natural conditions may also be provided.

[] [] [] [X]

(4) Land use planning and source control plan. This plan shall provide a demonstration of how the goals and standards of § 190-83D(1) through (7) are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

[] [] [] [X]

(5) Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

[] [] [] [X]

(a) Total area to be paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.

[] [] [] [X]

(b) Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each

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outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

I N A W C

(6) Calculations. Comprehensive hydrologic and hydraulic design calculations for the predevelopment and postdevelopment conditions for the design storms specified in § 190-83D(4), (5) and (6).

(7) When the proposed stormwater management control measures (e.g., infiltration basins) depend on the hydrologic properties of soils, then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure, or no less than one soil boring per 500 square feet of infiltration basin area to a depth 10 feet below the ambient groundwater elevation or 50 feet below surface elevation, whichever is less. Notwithstanding the foregoing, the Village Engineer may waive the requirement for borings if in his/her opinion the same are unnecessary to determine the hydrologic properties of the soil(s).

(8) Maintenance and repair plan. The plan shall be sufficient to demonstrate that the design and planning of the stormwater management facility shall meet the maintenance requirements of § 190-83D(8).

N. If the development is classified as a minor development as defined by § 190-83C and involves a new building, an addition to an existing building, pool or any site improvement resulting in an increase of at least 200 square feet of impervious surface, three copies of a stormwater management application and plan including the following and sufficient to demonstrate that the project meets the standards for minor development in § 190-83E:

(1) A current survey of the site indicating existing conditions.

(2) All existing and proposed impervious cover areas.

(3) All methods of capturing and directing stormwater runoff into seepage tanks.

(4) All inlet and pipe sizes.

(5) Manufacturer's drawings and installation details of all proposed products.

(6) Existing and proposed contours and/or spot elevations sufficient to allow calculation of soil movement and accurately depict drainage patterns.

(7) Limits of disturbance for all proposed work.

(8) All trees with a trunk diameter of at least six inches at breast height to be removed and to remain.

(9) Elevations at property corners and key points of proposed buildings, additions, paved areas, property corners, gutters, swales, top and bottom of walls and curbs, and at all significant grade changes.

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


DIVISION OF ASSESSMENT

William M. Palumbo
Phone (201) 670-5300 x2220
Email: vmrassessor@ridgewoodnj.net

Certified Property Owners List
(Property within 200 feet)

Name of Applicant: West Side Presbyterian Church
Property Location: 6 S. Monroe St. & S. Hillside Pl.
Block/Lot: 2403/3 & 2404/17.01
Purpose: Planning/Zoning Board
Date of List: 06/24/25

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: 2403-17.01
WEST SIDE PRESBYTERIAN CHURCH
S HILLSIDE PL
Block-Lot: 2404-3
WEST SIDE PRESBYTERIAN CHURCH
6 S MONROE ST

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

Block-Lot: 2404-6
SHUE, JENNIFER & NG, JOSHUA
15 S HILLSIDE PL
RIDGEWOOD, NJ 07450
RE: 15 S HILLSIDE PL

Block-Lot: 2403-22
VILLAGE OF RIDGEWOOD
131 N MAPLE AVE
RIDGEWOOD NJ 07450
RE: S MONROE ST

Block-Lot: 2201-41
BAVISHI, YATINKUMAR & HINA
25 S MONROE ST
RIDGEWOOD, NJ 07450
RE: 25 S MONROE ST

Block-Lot: 2403-21
VILLAGE OF RIDGEWOOD
131 N MAPLE AVE
RIDGEWOOD NJ 07450
RE: 54 S MONROE ST

Block-Lot: 2403-15
MULARZ, PAUL F & LOREN R LEMBO
28 S HILLSIDE PL
RIDGEWOOD, NJ 07450
RE: 28 S HILLSIDE PL

Block-Lot: 2404-1
2012 DAVID J ROSEN IRREVOCABLE TRST
264 W RIDGEWOOD AVE
RIDGEWOOD, NJ 07450
RE: 264 W RIDGEWOOD AVE

Block-Lot: 2201-39
FORTE & ROSSETTI LLC
88 W RIDGEWOOD AVE
RIDGEWOOD, N.J. 07450
RE: 166 WASHINGTON PL

Block-Lot: 2113-16.01
OWSIAK, CHRISTOPHER & JOANNE
195 W RIDGEWOOD AVE
RIDGEWOOD, NJ 07450
RE: 195 W RIDGEWOOD AVE

Block-Lot: 2112-5
ROGERS, ROY LEE & PATRICIA
245 W RIDGEWOOD AVE
RIDGEWOOD NJ 07450
RE: 245 W RIDGEWOOD AVE

Block-Lot: 2112-3
MARTIN, ROBERT A & RAYSA
10 N MONROE ST
RIDGEWOOD, NJ 07450
RE: 10 N MONROE ST

Block-Lot: 2112-6
GOULDING, NATHAN & ANNE MARIE RENEE
219 TROPICAL BREEZE DR
SANTA ROSA BEACH, FL 32459
RE: 255 W RIDGEWOOD AVE

Block-Lot: 2404-4
NESHTUN, TATIANA
33 S HILLSIDE PL
RIDGEWOOD, NJ 07450
RE: 33 S HILLSIDE PL

Block-Lot: 2112-4
SHARP, DONALD & MASAKO
235 W RIDGEWOOD AVE
RIDGEWOOD, NJ 07450
RE: 235 W RIDGEWOOD AVE

Block-Lot: 2202-1
BOARD OF EDUCATION
49 COTTAGE PLACE
RIDGEWOOD, NJ 07450
RE: 155 WASHINGTON PL

Block-Lot: 2403-14
GUTIERREZ, PETER G & ALEXIS CARILLO
22 S HILLSIDE PL
RIDGEWOOD, NJ 07450
RE: 22 S HILLSIDE PL

Block-Lot: 2403-8
RUSSO, DAVID C. & ROSEMARIE A.
29 MAYNARD CT.
RIDGEWOOD, N.J. 07450
RE: 29 MAYNARD CT.

Block-Lot: 2201-42
KERN DOUGLASS A
17 S MONROE ST
RIDGEWOOD, NJ 07450
RE: 17 S MONROE ST

Block-Lot: 2201-43
BAVISHI, YATINKUMAR & HINA
11 S MONROE ST
RIDGEWOOD NJ 07450
RE: 11 S MONROE ST

Block-Lot: 2403-7
BARNSTABLE-BROWN, CHRISTOPHER & SARAH
33 MAYNARD CT
RIDGEWOOD, NJ 07450
RE: 33 MAYNARD CT

Block-Lot: 2403-10
WESNER, MICHAEL & ALYSSON
36 S HILLSIDE PL.
RIDGEWOOD, NJ 07450
RE: 36 S HILLSIDE PL.

Block-Lot: 2201-38
HMT PROPERTIES LLC
162 WASHINGTON PL
RIDGEWOOD, NJ 07450
RE: 162 WASHINGTON PL.

Block-Lot: 2403-20
ANGUS, THOMAS A, MICHAEL & FELICIA
46 S MONROE ST
RIDGEWOOD, NJ 07450
RE: 46 S MONROE ST

Block-Lot: 2201-2
OLTMANN, PETER W & AMY I.
216 W RIDGEWOOD AVE
RIDGEWOOD, NJ 07450
RE: 216 W RIDGEWOOD AVE

Block-Lot: 2201-1
DILMAN, ALEXANDER & NERMINA
220 W RIDGEWOOD AVE
RIDGEWOOD, NJ 07450
RE: 220 W RIDGEWOOD AVE

Block-Lot: 2201-40
FORTE & ROSSETTI LLC
88 W RIDGEWOOD AVE
RIDGEWOOD, NJ 07450
RE: 170 WASHINGTON PL

Block-Lot: 2403-23
WORLD MISSION SOCIETY, CHURCH OF GOD
305 GODWIN AVE
RIDGEWOOD, NJ 07450
RE: 305 GODWIN AVE

Block-Lot: 2403-24
GILLESPIE ROBERT J. & CAROL ANNE
331&333 GODWIN AVE.
RIDGEWOOD NJ 07450
RE: 333 GODWIN AVE

Block-Lot: 2201-37
EPIPHAN, MARY
160 WASHINGTON PL
RIDGEWOOD, NJ 07450
RE: 160-160 WASHINGTON PL

Block-Lot: 2403-13
FLYNN, NICHOLAS & DANA M
18 S HILLSIDE PL
RIDGEWOOD NJ 07450
RE: 18 S HILLSIDE PL

Block-Lot: 2404-2
SEKHON, S & SARAB
254 W RIDGEWOOD AVE
RIDGEWOOD, NJ 07450
RE: 254 W RIDGEWOOD AVE

Block-Lot: 2113-17
THE WOMANS CLUB OF RIDGEWOOD
215 W RIDGEWOOD AVE.
RIDGEWOOD, NJ 07450
RE: 215 W RIDGEWOOD AVE

SHUE, JENNIFER & NG, JOSHUA 15 S HILLSIDE PL RIDGEWOOD, NJ	07450	VILLAGE OF RIDGEWOOD 131 N MAPLE AVE RIDGEWOOD NJ	07450	BAVISHI, YATINKUMAR & HINA 25 S MONROE ST RIDGEWOOD, NJ	07450
VILLAGE OF RIDGEWOOD 131 N MAPLE AVE RIDGEWOOD NJ	07450	MULARZ, PAUL F & LOREN R LEMBO- 28 S HILLSIDE PL RIDGEWOOD, NJ	07450	2012 DAVID J ROSEN IRREVOCABLE TRST 264 W RIDGEWOOD AVE RIDGEWOOD, NJ	07450
FORTE & ROSSETTI LLC 88 W RIDGEWOOD AVE RIDGEWOOD, N.J.	07450	OWSIAK, CHRISTOPHER & JOANNE 195 W RIDGEWOOD AVE RIDGEWOOD, NJ	07450	ROGERS, ROY LEE & PATRICIA 245 W RIDGEWOOD AVE RIDGEWOOD NJ	07450
MARTIN, ROBERT A & RAYSA 10 N MONROE ST RIDGEWOOD, NJ	07450	GOULDING, NATHAN & ANNE MARIE RENEE 219 TROPICAL BREEZE DR SANTA ROSA BEACH, FL	32459	NESHTUN, TATIANA 33 S HILLSIDE PL RIDGEWOOD, NJ	07450
SHARP, DONALD & MASAKO 235 W RIDGEWOOD AVE RIDGEWOOD, NJ	07450	BOARD OF EDUCATION 49 COTTAGE PLACE RIDGEWOOD, NJ	07450	GUTIERREZ, PETER G & ALEXIS CARILLO 22 S HILLSIDE PL RIDGEWOOD, NJ	07450
RUSSO, DAVID C. & ROSEMARIE A. 29 MAYNARD CT. RIDGEWOOD, N.J.	07450	KERN, DOUGLASS A 17 S MONROE ST RIDGEWOOD, NJ	07450	BAVISHI, YATINKUMAR & HINA 11 S MONROE ST RIDGEWOOD NJ	07450
BARNSTABLE-BROWN, CHRISTOPHER & SARAH 33 MAYNARD CT RIDGEWOOD, NJ	07450	WESNER, MICHAEL & ALYSSON 36 S HILLSIDE PL RIDGEWOOD, NJ	07450	HMLT PROPERTIES LLC 162 WASHINGTON PL RIDGEWOOD, NJ	07450
ANGUS, THOMAS A, MICHAEL & FELICIA 46 S MONROE ST RIDGEWOOD, NJ	07450	OLTMANN, PETER W & AMY L 216 W RIDGEWOOD AVE RIDGEWOOD, NJ	07450	DILMAN, ALEXANDER & HERMINA 220 W RIDGEWOOD AVE RIDGEWOOD, NJ	07450
FORTE & ROSSETTI LLC 88 W RIDGEWOOD AVE RIDGEWOOD, NJ	07450	WORLD MISSION SOCIETY, CHURCH OF GOD 305 GODWIN AVE RIDGEWOOD, NJ	07450	GILLESPIE, ROBERT J. & CAROL ANNE 331 & 333 GODWIN AVE. RIDGEWOOD NJ	07450
EPIPHAN, MARY 160 WASHINGTON PL RIDGEWOOD, NJ	07450	FLYNN, NICHOLAS & DANA M 18 S HILLSIDE PL RIDGEWOOD NJ	07450	SEKHON, S & SARAB 254 W RIDGEWOOD AVE RIDGEWOOD, NJ	07450

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