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Celebrating 39 Years of Service!

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September 30, 2025

VIA EMAIL AND HAND-DELIVERY

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

Re: *Wei Cai ("Applicant")*
152 John Street
Block 3406, Lot 8
Ridgewood, New Jersey ("Property")

Dear Ms. Wondergem:

Please be advised this firm represents the Applicant, Wei Cai in connection with the Property. The Applicant seeks to add an attic dormer with amenities requiring certain relief for minimum front and rear yard setbacks.

Please find three (3) sets of each of the following documents for filing with the Zoning Board:

1. Zoning Determination dated June 3, 2025;
2. Executed Application Package;
3. Certificate of Prior Planning and Zoning Board Action dated July 31, 2025;
4. Flood Insurance Determination form dated July 29, 2025;
5. Certificate of Historic Designation dated July 29, 2025;

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ATTORNEYS AT LAW

6. Certification of Paid Taxes dated August 28, 2025;
7. Property Owner's List within 200 feet dated July 29, 2025;
8. Architectural Plans, prepared by Po Yi Wu, revised through April 22, 2025, revised through September 29, 2025 (2 sheets);
9. Survey prepared by Schmidt Surveying, dated May 9, 2022; and
10. W-9 Form;

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

- a. Check No. 305, in the amount of \$400.00, representing the application fee;
- b. Check No. 002133, in the amount of \$200.00, representing the application fee;
- c. Check No. 306, in the amount of \$2,000.00, representing the Escrow Fee;
- d. W-9 Form.

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

Sincerely,

James J. Delia

James J. Delia

JJD/ks

Enclosures

Cc: Client (via email)

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED: <u>RECEIVED SEP 30 2025</u>	BLOCK(S): <u>3406</u>	LOT(S): <u>8</u>
ADDRESS OF SUBJECT PROPERTY: <u>152 John Street</u>		
APPLICANT NAME: <u>Wei Cai</u>	APPLICATION NO.: <u>ZBA 25-40</u>	

TYPE OF APPLICATION(S) - check all that apply	Application Fee(s)	Escrow Deposit(s)
<input checked="" type="checkbox"/> "C" Variance (§190-33) - \$200 per variance, max. \$1,000	\$600.00	\$2,000.00
<input type="checkbox"/> "D" Variance (§190-34) - \$1,000 each for prohibited use, expansion of nonconforming use, or density; \$500 each for building height at least 10% over maximum		
<input type="checkbox"/> Appeal of Zoning Officer Decision (§190-29)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30)		
<input type="checkbox"/> Certification of Nonconforming Use/Structure (§190-126G)		
<input type="checkbox"/> Minor Subdivision (§190-45)		
<input type="checkbox"/> Preliminary Major Subdivision (§190-46)		
<input type="checkbox"/> Final Major Subdivision (§190-47)		
<input type="checkbox"/> Exception from Subdivision Design Standards (§190-60)		
<input type="checkbox"/> Permit for Area on Official Map (§190-31)		
<input type="checkbox"/> Permit for Lot not Abutting Street (§190-32)		
<input type="checkbox"/> Extension of Approval (§190-36D, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
TOTAL	\$600.00	\$2,000.00

Instructions to Applicants: All applicants are required to complete the cover sheet and Parts I, II, III and IV. The various attachments must be completed if they apply to your application. If any parts of the form do not apply to your application, please state "not applicable", "none", etc. If you have any questions, please contact the Board Secretary.

PART I. APPLICANT AND OWNER INFORMATION

- A. Applicant Name Wei Cai
- B. Applicant's Mailing Address 152 John Street, Ridgewood, NJ 07450
- C. Applicant Telephone No. c/o 201-587-0888 If unlisted, check here
- D. Applicant Email chelxm@gmail.com
- E. Applicant's Attorney Name James J. Delia, Esq. - Wells, Jaworski, & Liebman LLP
- F. Applicant's Attorney Address 12 Route 17 N, Paramus, NJ 07652
- G. Attorney Telephone No. 201-587-0888 Attorney Email jdelia@wellsllaw.com
- H. Property Owner's Name Same as Applicant
- I. Property Owner's Mailing Address 152 John Street, Ridgewood, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 152 John Street, Ridgewood, NJ 07450
- B. Tax Map Block Number(s) 3406 Lot Number(s) 8
- C. Zone District(s) R-2
- D. Does the owner or applicant now own or have any interest in any other property that adjoins the premises which are the subject of this application? (check one) Yes No
If yes, describe the adjacent property by block and lot numbers from the current tax map.

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

F. I have obtained from the Secretary of the Board a summary and/or a resolution concerning all prior decisions concerning development applications for the premises and have submitted these documents with this application. (check one) Yes No

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

G. Existing Use (check all that apply).

Single Family Residence.

Two Family Residence

Other Use (Explain): _____

H. Describe the existing development of the property (buildings, paved areas, etc.).

Two-story single family dwelling with detached garage.

PART III. PROPOSED DEVELOPMENT INFORMATION

A. Proposed Use (check all that apply).

Single Family Residence.

Two Family Residence

Other Use (Explain): _____

B. Proposed Development (describe all site modifications for which approval is being sought, including buildings, paving, utilities, storm drainage, lighting, signs, landscaping, fencing, etc. and any alterations to existing improvements).

The Applicant seeks to add an attic dormer with amenities.

C. Required approvals or reviews by other governmental agencies other than the Board of Adjustment, before construction may start (check all that apply). If in doubt, ask the Board Secretary for information.

- | | |
|------------------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Road Opening Permit |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> Bergen/Passaic County |
| <input type="checkbox"/> Construction Code Official | <input type="checkbox"/> Other Municipality |
| <input type="checkbox"/> Soil Movement Permit | <input type="checkbox"/> N.J. DEP (e.g., wetlands) |
| <input type="checkbox"/> Retaining Wall Permit | <input type="checkbox"/> N.J. DOT (e.g., State highway) |
| <input type="checkbox"/> Flood Hazard Area Construction Approval | <input type="checkbox"/> Other (describe below) |

PART IV. PROPOSED VIOLATIONS OF THE LAND USE ORDINANCE (Chapter 190)

The following must be completed if the application is seeking a variance from the zoning regulations in Chapter 190, *Land Use and Development*.

A. The following violations of Chapter 190 are proposed by this application (reference the proposed violations by section and paragraph number in the ordinance):

§190-104E.(2) and §190-119A(1)(d) Minimum front yard:
For John Street: 40 ft is required whereas 22.4 ft is proposed;
For Fairway Road: 45 ft is required whereas 43.6 is proposed.

§190-104E.(5) Minimum rear yard: 30 ft is required in the rear yard whereas 9.1 ft is existing and proposed.

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

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

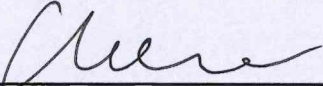
PART V. SIGNATURES AND AUTHORIZATIONS

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

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

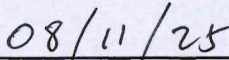
The undersigned applicant and owner consent to the entering and inspection of the subject premises by the Board and its staff as necessary for the review of this application.

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

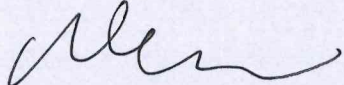


Applicant/Appellant

Wei Cai

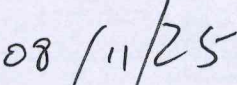


Date



Owner

Wei Cai



Date



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500

(201) 670-5549

June 3, 2025

Ms. Wei Cai
152 John Street
Ridgewood, N.J. 07450

Re: Block 3406 Lot 8
152 John Street

Dear Ms. Cai:

A review of your application for a building permit regarding 152 John Street, (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 an attic dormer which would result in a front yard, on John Street, of 22.4 feet where 40 feet is required and would result in a front yard, on Fairway Road, of 43.6 feet where 45 feet is the minimum required.

Under the provisions of § 190-104E(2) and § 190-119A(1)(a) Article X of the Ridgewood Village Code, "Minimum front yard: 40 feet"; ".. on streets less than 50 feet in width, the required front yard shall be increased by 1/2 the difference between the width of the street and 50 feet..".

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

Sincerely,

Paola G. Perez
Assistant Zoning Officer

PGP

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 3406, LOT 8, 152 John Street (STREET ADDRESS)

was the subject of :

Planning Board action on: _____

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

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

Jane W. Wynn 7/31/25
Signature of Planning Board Secretary

Zoning Board action on: October 11, 2011

- 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 W. Wynn 7/31/25
Signature of Zoning Board Secretary

**VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT**

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF
BRIAN McCRONE and BRIDGET WILSON

WHEREAS, BRIAN McCRONE and BRIDGET WILSON of 152 John Street, Ridgewood, New Jersey (hereinafter referred to as the "Applicant") have filed an application with the Zoning Board of Adjustment of the Village of Ridgewood (hereinafter referred to as the "BOARD") for variance relief to permit the construction of a detached garage which will result in a front yard setback on John Street of 28.68, where 40 feet is the minimum required for the Property known as 152 John Street, Ridgewood, New Jersey and shown on the Tax Map as Block 3406, Lot 8 (herein referred to as the Property"), and

WHEREAS, the Applicant is requesting relief from Section 190-104 E(2) Article X of the Ridgewood Village Code; and

WHEREAS, Notice of the Application was published and served in accordance with Municipal Land Use Laws of the State of New Jersey; and

WHEREAS, a public hearing was held on September 27, 2011, as it pertains to the variance application; and

WHEREAS, the BOARD by voice vote granted the variance relief sought by the Applicant; and

WHEREAS, in consideration of the testimony, statements, and documents submitted during the course of the public hearing, the BOARD made the following findings of fact:

1. The owners of the Property are Brian McCrone and Bridget Wilson. The Property is located in the R-2 Zone.
2. There currently exists on the Property a two story single family dwelling unit. The Property is located on the corner of Fairway Road and John Street. The front orientation of the building is towards John Street. A one car garage currently exists as part of the single family dwelling unit with a driveway that runs to John Street.
3. Based upon the testimony provided, and a review of the exhibits by the Board, it has been determined that the current garage is not useable. It has been further determined that the current front yard for this dwelling unit is nonconforming having a front yard setback of 30.6 feet to Fairway Road and 18.4 feet to John Street where 40 feet is required. The Property is also nonconforming, having a square footage of 7,337.6 square feet where 14,700 square feet is required. The lot width is only 53 feet where 105 feet is required.
4. The Applicant is proposing to construct a single car garage and to then incorporate the current garage into additional living space within the home itself. The proposed garage will front on John Street and have a setback of 28.68 feet which is greater than the existing front yard setback of the single family home which is only 18.4 feet to John Street. The Applicant is proposing to remove the existing driveway and to install a modest driveway to this one car garage.
5. David Seaman of 144 John Street, Ridgewood, New Jersey owns the Property immediately adjoining the Applicant's Property next to the area where the new garage is proposed. He has requested that there be additional plantings placed

there to supplement what already exists to create additional screening for the garage and driveway and the Applicant has agreed to supplement the plantings for that purpose. On that basis, Mr. Seaman raised no objection to the proposal.

6. The Board has determined that there is a public benefit to having a usable garage where a car can be stored. The Board has further recognized and determined that the current garage does not meet that requirement. On the basis of what is proposed, the Board has determined that there is a benefit to having this garage constructed as proposed even though variance relief is required as it pertains to the front yard setback. It is recognized that this front yard setback is greater than what currently exists. It is further recognized that the location of the garage is appropriate in that it meets all other setback standards. Furthermore, even though the lot itself is nonconforming by way of area, total coverage of all structures will still be less than the 20% permitted and gross building area will be less than what is permitted.
7. Based upon the foregoing, the Board has determined that there is no detriment to the overall plan, but rather a public benefit pertaining to promoting garages to be constructed for purposes of housing motor vehicles on residential properties. The Board has determined that the overall improvements as shown will not be detrimental to the Zone Plan or Zoning Ordinance of the Village of Ridgewood, but to the contrary, the proposal enhances the purposes of the Zone Plan and Zoning Ordinances of the Village of Ridgewood. The Board has determined that there will be no negative impact to the Zoning Element or Zone Plan of the Village of Ridgewood.

NOW THEREFORE, BE IT RESOLVED, on this 11th day of October, 2011, by the Zoning Board of Adjustment of the Village of Ridgewood that the request for variance relief by the Applicant is hereby GRANTED subject to the following conditions:

1. The Applicant shall abide by the stipulations set forth in the Findings of Fact. In that regard, the Applicant shall eliminate the garage doors from the existing dwelling unit and shall convert that area to additional living space. The current driveway shall be eliminated and landscaped with lawn and shrubbery. Additional landscaping will be placed on the southern property line next to the property owned by David Seaman for purposes of supplementing the current landscaping and creating an additional buffer. All of these improvements shall be made prior to the issuance of a Certificate of Occupancy for the new garage that is to be constructed.
2. The Applicant shall construct the garage in accordance with the Exhibits entered into evidence during the course of the Public Hearing, and as attached to the Application.
3. All construction shall be completed in accordance with all ordinances and building requirements of the Village of Ridgewood, the Uniform Construction Code of the State of New Jersey, and in accordance with the instructions of the Construction Official of the Village of Ridgewood.
4. Applicant is required to obtain a building permit, post all necessary fees and costs. No building permit shall be issued by the Village of Ridgewood for said construction on this Property until the Construction Code Official has received written verification that all fees have been paid to the Zoning Board of Adjustment

of the Village of Ridgewood in regards to said Land Use Application that is the subject of this Resolution. If fees are due and owing, including fees in the escrow account for the Applicant, Applicant shall make payment forthwith in regards to same.

5. The variance relief granted by this Resolution applies only to such variance request as depicted in this Resolution.
6. In accordance with Ridgewood Village Ordinance 190-36a, the variance approval set forth herein shall expire unless the required building permits associated with said variance approval are obtained within one year of the date of the adoption of this Resolution, or within one year of the date all of the conditions precedent of approval, if any, have been satisfied, whichever occurs later, and as may be permitted under the New Jersey Permit Extension Act.

ADOPTED:

ATTESTED:



SECRETARY



CHAIRMAN

BEW:cbp
(Ridgewood.McCrone/Wilson)



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 152 John Street, also known as Block 3406 Lot 8 has been located on the Village's Flood Insurance Rate Map (FIRM), dated, **August 28, 2019**.

The following information is provided:

Ridgewood's community number is: **340067**

The address is located on panel number: 34003C0069J 34003C0088J 34003C0157J
34003C0159J 34003C0176H 34003C0177H
34003C0178H

The **property** is located in FIRM zone: **X** (Out or 500 year) **AE** (100 year) **A** (No BFE)

The **main building** is also located in: Floodway Repetitive Loss Area **None**

The **main building** on the property:

is located in a Special Flood Hazard Area with a **Base Flood Elevation** of +/- _____ (NGVD 1988), which correlates to a flood depth of +/- _____. Federal law requires that a flood insurance policy be obtained as a condition of a federally-backed mortgage or loan that is secured by the building. It is up to the lender to determine whether flood insurance is required for a property. The **National Flood Insurance Program** is available in Ridgewood and our **Community Rating System** rating is a 6 which provides a 20% discount on your insurance premium.

is not located in a Special Flood Hazard Area. However, the property (*above*) may still be in floodplain (**Letter Of Map Amendment**) or subject to local drainage problems or other unmapped flood hazard. Flood insurance is available and may be obtained at non-floodplain rates. A flood insurance policy may be required by a lender.

A determination of the building's exact location cannot be made at this time without an **Elevation Certificate**. A copy of the FIRM is attached for your information.

NOTE: This information is based on the Flood Insurance Rate Map for the Village. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the Village, or any officer or employee thereof, for any damage that results from reliance on this information.

Elevations on file: 1929 NGVD / 1988 NGVD (*circle one*)

Lowest Point Elevation: N/A Lowest Shingle Elevation: N/A First Floor
Elevation: N/A

Dated: 7/29/2025 Christopher J. Rutishauser for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer



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

131 NORTH MAPLE AVENUE
 RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 152 John Street, also
 known as BLOCK 3-106 LOT 8

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

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

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

Tax Collectors Office

CERTIFICATION OF TAXES & ASSESSMENTS

Date: 8/28/25

Block: 3406 Lot: 8

Owner: Cai, Wei Daisy

Property Location: 152 John Street, Ridgewood

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

ARE

ARE NOT

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

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

VILLAGE OF RIDGEWOOD
FINANCE DEPARTMENT
2025 SEP 23 A 8:34