

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

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED **RECEIVED** Oct 20 2025 BLOCK(S): 3402 LOT(S): 7  
 ADDRESS OF SUBJECT PROPERTY: 178 N. Pleasant Avenue  
 APPLICANT NAME: Lannacone APPLICATION NO.: 23425-41

TYPE OF APPLICATION(S) - check all that apply	Application Fee(s)	Escrow Deposit(s)
<input checked="" type="checkbox"/> "C" Variance (§190-33) - \$200 per variance, max. \$1,000		
<input type="checkbox"/> "D" Variance (§190-34) - \$1,000 each for prohibited use, expansion of nonconforming use, or density; \$500 each for building height at least 10% over maximum		
<input type="checkbox"/> Appeal of Zoning Officer Decision (§190-29)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30)		
<input type="checkbox"/> Certification of Nonconforming Use/Structure (§190-126G)		
<input type="checkbox"/> Minor Subdivision (§190-45)		
<input type="checkbox"/> Preliminary Major Subdivision (§190-46)		
<input type="checkbox"/> Final Major Subdivision (§190-47)		
<input type="checkbox"/> Exception from Subdivision Design Standards (§190-60)		
<input type="checkbox"/> Permit for Area on Official Map (§190-31)		
<input type="checkbox"/> Permit for Lot not Abutting Street (§190-32)		
<input type="checkbox"/> Extension of Approval (§190-36D, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
<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 Gregory & Victoria Iannacone
- B. Applicant's Mailing Address 178 North Pleasant Avenue
- C. Applicant Telephone No. \_\_\_\_\_ If unlisted, check here
- D. Applicant Email \_\_\_\_\_
- E. Applicant's Attorney Name None
- F. Applicant's Attorney Address None
- G. Attorney Telephone No. None Attorney Email None
- H. Property Owner's Name Same
- I. Property Owner's Mailing Address Same
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
Owner

**PART II. EXISTING PROPERTY INFORMATION**

- A. Street Address of Property to be Developed 178 North Pleasant Avenue
- B. Tax Map Block Number(s) 3402 Lot Number(s) 7
- C. Zone District(s) R-2
- D. Does the owner or applicant now own or have any interest in any other property that adjoins premises which are the subject of this application? (check one)  Yes  No  
If yes, describe the adjacent property by block and lot numbers from the current tax map.  
None
- E. Are there any deed restrictions, protective covenants, easements, etc. affecting the subject 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 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.).

Existing single family residence with detached garage and deck

### PART III. PROPOSED DEVELOPMENT INFORMATION

- A. Proposed Use (check all that apply).

Single Family Residence.

Two Family Residence

Other Use (Explain):

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

Proposed new detached garage with modified driveway with new rear covered porch

- 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.

Historic Preservation Commission

Road Opening Permit

Health Department

Bergen/Passaic County

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Construction Code Official   | <input type="checkbox"/> Other Municipality             |
| <input checked="" type="checkbox"/> Soil Movement Permit         | <input type="checkbox"/> N.J. DEP (e.g., wetlands)      |
| <input type="checkbox"/> Retaining Wall Permit                   | <input type="checkbox"/> N.J. DOT (e.g., State highway) |
| <input type="checkbox"/> Flood Hazard Area Construction Approval | <input type="checkbox"/> Other (describe below)         |

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

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

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

190- 121 - G - ( 3 ) - Driveways

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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.

*Gregory & Victoria Iannacone*

*9/21/2025*

Applicant/Appellant

Date

*Gregory & Victoria Iannacone*

*9/21/2025*

Owner

Date



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

131 NORTH MAPLE AVENUE  
RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 178 W. Pleasant Avenue, also

known as BLOCK 3402 LOT 7

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, 9 / 25 / 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)

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

BLOCK 3102, LOT 7, 178 W. Pleasant 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.

Jane Wondryen 9/25/25  
Signature of Planning Board Secretary

Zoning 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 zoning board applications for this property address.

Jane Wondryen 9/25/25  
Signature of Zoning Board Secretary



# VILLAGE OF RIDGEWOOD

BERGEN COUNTY, NEW JERSEY  
DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS  
Christopher J. Rutishauser, PE, CPWM  
Village Engineer, Director of Public Works

131 N. MAPLE AVENUE  
RIDGEWOOD, NEW JERSEY 07451  
PHONE: (201) 670-5500, Ext. 2238  
FAX: (201) 670-7305

## FLOOD INSURANCE RATE MAP INFORMATION / CRS-320

The property located at 178 N. Pleasant Ave, also known as Block 3402 Lot 7 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: 9/25/2025 Christopher J. Rutishauser for/  
Christopher J. Rutishauser, PE, CPWM  
Director of Public Works/Village Engineer



# VILLAGE OF RIDGEWOOD

131 North Maple Avenue  
Ridgewood, New Jersey, 07451

## Building Department

(201) 670-5500

(201) 670-5549

February 6, 2026

Gregory & Victoria Iannacone  
178 N. Pleasant Avenue  
Ridgewood, N.J. 07450

Re: Block 3402 Lot 7  
178 North Pleasant Avenue

Dear Mr. & Mrs. Iannacone:

A review of your application for a building permit regarding 178 N. Pleasant Avenue, (R-2 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the modification of the driveway which would result in a driveway width which would result to be 37 feet, at its widest point, where 25 feet is the maximum permitted.

Under the provisions of §190-124G(3) Article X of the Ridgewood Village Code, "...no driveway shall have a width exceeding 1/5 of the width of such lot...".

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

Sincerely,

Paola G. Perez  
Assistant Zoning Officer

PGP