

**VILLAGE OF RIDGEWOOD - APPLICATION FOR DEVELOPMENT**

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: ~~RECEIVED DEC 08 2025~~ BLOCK(S): 3804 LOT(S): 23

ADDRESS OF SUBJECT PROPERTY: 45 N. Broad Street

APPLICANT NAME: TES TJ Realty LLC APPLICATION NO.: ZBA25-50

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)	\$500.00	\$2,000.00
<input type="checkbox"/> Preliminary Major Site Plan (§190-46)		
<input type="checkbox"/> Final Major Site Plan (§190-47)		
<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)	\$150.00	\$600.00
<input type="checkbox"/> "D" Variance (§190-34) (ZBA only)		
<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)		
<b>TOTAL</b>	<b>\$650.00</b>	<b>\$2,600.00</b>

Signage only - no site plan required

**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 TES TJ Realty LLC
- B. Applicant's Mailing Address 45 N Broad Street, Ridgewood, NJ 07450
- C. Applicant Telephone No. (201) 883-1010 (attorney) If unlisted, check here
- D. Applicant Fax No. (856) 273-8383 (attorney)
- E. Applicant's Attorney Name Prime Tuvel & Miceli
- F. Applicant's Attorney Address 1 University Plaza Drive, Suite 500, Hackensack, NJ 07601
- G. Attorney Telephone No. (201) 883-1010 Fax Machine No. (856) 273-8383
- H. Property Owner's Name TES TJ Realty LLC
- I. Property Owner's Mailing Address 45 N Broad Street, Ridgewood, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
Same as owner
- 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.

JFA TJ LLC, 4 Highview Terrace, Madison, NJ 07940 - 50% of TES TJ Realty LLC

John Amorosa, 14 Highview Terrace, Madison, NJ 07940 - 100% of JFA TJ LLC

TES 327 LLC, 1771 Front Street, Scotch Plains, NJ 07076 - 50% of TES TJ Realty LLC

Theodore Schiller, 1771 Front Street, Scotch Plains, NJ 07076 - 100% of TES 327 LLC

**PART II. PROPERTY INFORMATION**

A. Address of Subject Property: 45 N Broad Street, Ridgewood, NJ 07450

B. Current Tax Map Block Number(s) 3804 Lot(s) 23

C. Zone District(s) B-1

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.

Telecommunications easement on the rooftop

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).

See attached.

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.

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

The property presently consist of a four- (4) story commercial building.

**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.)

No proposed change from commercila building.

- 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 add signage to the building for the ground-floor commercial tenants.

- 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
- State

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.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.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

- Plat
- Deed



**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.

  
Applicant/Appellant \_\_\_\_\_ Date 11-28-2025

  
Owner \_\_\_\_\_ Date 11-28-2025

**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).

N/A

- 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.

N/A

**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)

Section 190-122(E)(3) - Proposed individual tenant signage rather than directory while having common building entrance.

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)) Testimony to be provided at public hearing
- "D" Variance (see §190-34G(1)(a), (b) and (c))
- Exception from Design Standards - subdivisions and site plans only (see §190-60)

**MINOR SITE PLAN  
WITH PUBLIC HEARING**

**§ 190-72. Minor site plans.**

A. In addition to the requirements indicated in § 190-67 (SEE BELOW), the following information shall be submitted for all minor site plans for which the public hearing is not waived:

I NA W C

(1) A site plan showing the location and design of existing and proposed improvements, including but not limited to parking, loading, access and circulation improvements, signs, exterior lighting, fences and walls, pavement and landscaping. Improvements need be shown only to the extent that such improvements affect or are affected by the proposed development and/or are necessary to determine compliance with this chapter.

(2) If interior renovations or alterations are proposed, floor plans for existing and proposed buildings, showing the use and layout of internal space, at a minimum scale of one inch per eight feet.

(3) If alterations to the existing building facade are proposed, elevations showing the extent and nature of the construction, including the location and dimensions of walls, doors, windows and signs, and the proposed materials and colors.

(4) If revisions to existing topographic contours or spot elevations are proposed, or if the building entrance or finished floor elevation is proposed to be revised, existing and proposed contours and/or spot elevations portraying the change.

(5) The nature, location and design of any proposed exterior heating, ventilating, exhaust, air conditioning or other equipment serving similar functions, including any exterior ductwork.

(6) If any subsurface stormwater storage/discharge systems are proposed, or other improvements that require discharge of water in the ground, the results of percolation tests shall be submitted with the application, along with test hole locations and soil log information, if determined necessary by the Village Engineer.

(7) A statement from the Village Engineer indicating whether or not the existing sanitary sewer service capacity is adequate for the proposed development and stating whether or not any modifications to the sanitary sewer design for the development are necessary.

**§ 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 = Incomplete                      NA = Not Applicable                      W = Waiver Granted                      C = Complete

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 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.

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I NA W C  
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(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.

[]  [] []

(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.

[]  [] []

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

[]  [] []

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

[]  [] []

(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.

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- J. A statement of any and all approvals which are required from other governmental entities.
- K. For minor subdivisions, preliminary major site plans and preliminary major subdivisions, one of the following:
- (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;
- (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;
- (3) A copy of any application made to the NJDEPE for any permit concerning a proposed regulated activity in or around freshwater wetlands; or
- (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.
- 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.
- 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:
- (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.
- (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,

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or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

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(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.

[] [] [] []

(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.

[] [] [] []

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

[] [] [] []

(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.

[] [] [] []

(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.

[] [] [] []

(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).

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(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.
- [ ] [ ] [ ] [ ] (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 nonimpervious 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.

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(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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IN THE MATTER OF THE  
APPLICATION OF  
SPRINT SPECTRUM LIMITED PARTNERSHIP

*11/5/97  
permitted*

BE IT RESOLVED by the Zoning Board of Adjustment of the Village of Ridgewood, that the application of SPRINT SPECTRUM LIMITED PARTNERSHIP for a variance from the strict enforcement of Sections 190-110A(1) and 190-110E(e), Article X of the Ridgewood Village Code in order to permit the operation of a Cellular/Wireless Phone Cell Site and the erection of roof top antennas which is not permitted at 45 N. Broad, (Block 3804, Lot 23) in a B-1 zone, be and is hereby approved for the reasons, findings and conclusions set forth in a resolution, separate from but attached hereto, which resolution is adopted by reference and is hereby made a part of the official minutes of this Zoning Board of Adjustment, subject to the following:

- A. All other regulations of the Village of Ridgewood be complied with without exception.
- B. A building permit must be obtained before any work begins.
- C. Nothing contained in this decision shall supersede the provisions of the Uniform Construction Code of the State of New Jersey.
- D. Applicant's equipment and operation shall not adversely affect the equipment and operations of the similar cell sites and antennas maintained on the property by Nextel Communications, AT&T Cellular, or Bell Atlantic Cellular
- E. The rooftop antennas shall not exceed 7 feet 8 inches above the roof inclusive of the building's parapet.
- F. The the rooftop antennas shall be setback from the parapet no closer than the distance indicated on its Site Plan.

Dated: November 5, 1997

IN THE MATTER OF THE  
APPLICATION OF  
SPRINT SPECTRUM LIMITED PARTNERSHIP

WHEREAS, SPRINT SPECTRUM LIMITED PARTNERSHIP has filed an appeal to this Board of Adjustment in order to permit the operation of a Cellular/Wireless Phone Cell Site and the erection of roof top antennas which is not permitted at 45 N.Broad, (Block 3804, Lot 23) in a B-1 zone; and

WHEREAS, the application was filed on May 19, 1997, seeking certain relief, requested pursuant to N.J.S.A. 40:55D-70(d); and

WHEREAS, the applicant(s) appeared represented by Greg Czura, Esq., testimony being taken, and exhibits reviewed, at a public hearing, as required by law.

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

1. All persons required to be served with Notice of hearing were duly served, and proof thereof has been duly filed with this Board.
2. Public hearing was held on October 15, 1997, at the Village Hall of the Village of Ridgewood, said meeting being scheduled, and advertised, and held pursuant to the Open Public Meetings Act.
3. The premises in question are located in an B-1 Zone.
4. Applicants will lease the premises from 45 N. Broad Realty Associates who have consented to this application.
5. The site in question is located in and on a commercial building.
6. Applicant(s) seek to permit the operation of a Cellular/Wireless Phone Cell Site and the erection of roof top antennas which is not permitted at 45 N.Broad, (Block 3804, Lot

23) in a B-1 zone.

7. Applicant'(s') expert testimony was presented by Ed York (a radio frequency engineer), Tony Suppa (a licensed engineer), Lou Cornacchia (a licensed electrical engineer) and P. David Zimmerman (a licensed professional planner) and may be summarized as follows:

A. The property is an ideal location for a cell site as it the tallest available commercial building in the area.

B. The cell site will serve an area which can not be served by other facilities because of the surrounding hills and topography.

C. The equipment to be stored in the basement of the building resembles three 3 foot by 5 foot boxes.

D. The use is compatible with the other uses of the building.

E. The site will have no impact on the surrounding neighbors and the only human presence on the site will be a technician who would only visit the site approximately once a month.

F. The building is suited to service up to four telephone carriers.

G. Three sets of three antennas will be installed on the roof of the building.

H. The antennas operating at full capacity would only have emission levels of approximately two percent of the permitted emissions levels according to the F.C.C.

I. The antennas will be shorter than existing antennas on the buildings roof. The proposed antennas with their supporting structures will be seven feet eight inches high, of which only five feet eight inches will be exposed over the parapet.

9. No objectors appeared.

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

1. The foregoing findings of fact, summary of testimony,

and those matters which may be deemed argument, are made a part hereof as if set forth in full.

2. This is an application to vary the provisions of Sections 190-110A(1) and 190-110E(1), Article X of the Ridgewood Village Code, in order to permit the operation of a Cellular Phone Cell Site and the erection of roof top antennas which is not permitted at 45 N.Broad, (Block 3804, Lot 23) in a B-1 zone.

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

4. The property is located in and on a commercial building.

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

6. The Board finds additionally:

A. That the proposed change in use will have no detrimental effect on the value of any neighboring property or on the zoning plan and scheme of the Village of Ridgewood.

B. Cellular Telephone use has been found to be inherently beneficial.

C. Applicant's existing antennas serving the area are insufficient to provide proper service to the public.

D. The proposed location is one of the best suited to have antennas as it is one of the tallest and most highly elevated buildings in the area service in which is needed, it is located in a commercial zone.

E. The grant of relief here is not inconsistent with the Master Plan of the Village of Ridgewood.

THEREFORE, BE IT RESOLVED that the application of SPRINT SPECTRUM LIMITED PARTNERSHIP for a variance from the strict enforcement of Sections 190-110A(1) and 190-110E(1), Article X of the Ridgewood Village Code, in order to permit the operation of a Cellular Phone Cell Site and the erection of roof top antennas which is not permitted at 45 N.Broad, (Block 3804, Lot 23) in a B-1 zone, be and is hereby approved, subject to the following:

A. All other regulations of the Village of Ridgewood be complied with, without exception.

B. A building permit must be obtained before any work

begins.

C. Nothing in this decision shall supersede the provisions of the Uniform Construction Code of the State of New Jersey.

D. Applicant's equipment and operation shall not adversely affect the equipment and operations of the similar cell sites and antennas maintained on the property by Nextel Communications, AT&T Cellular, or Bell Atlantic Cellular

E. The rooftop antennas shall not exceed 7 feet 8 inches above the roof inclusive of the building's parapet.

F. The the rooftop antennas shall be setback from the parapet no closer than the distance indicated on its Site Plan.

Dated: November 5, 1997

IN THE MATTER OF THE  
APPLICATION OF  
NEXTEL COMMUNICATIONS

11/5/97  
[Handwritten signature]

BE IT RESOLVED by the Zoning Board of Adjustment of the Village of Ridgewood, that the application of NEXTEL COMMUNICATIONS for a variance from the strict enforcement of Sections 190-110A(1) and 190-110E(e), Article X of the Ridgewood Village Code in order to permit the operation of a Cellular Phone Cell Site and the erection of roof top antennas which is not permitted at 45 N.Broad, (Block 3804, Lot 23) in a B-1 zone, be and is hereby approved for the reasons, findings and conclusions set forth in a resolution, separate from but attached hereto, which resolution is adopted by reference and is hereby made a part of the official minutes of this Zoning Board of Adjustment, subject to the following:

- A. All other regulations of the Village of Ridgewood be complied with without exception.
- B. A building permit must be obtained before any work begins.
- C. Nothing contained in this decision shall supersede the provisions of the Uniform Construction Code of the State of New Jersey.
- D. Applicant's equipment and operation shall not adversely affect the equipment and operations of the similar cell sites and antennas maintained on the property by Sprint Spectrum, L.P., AT&T Cellular, or Bell Atlantic Cellular
- E. The rooftop antennas shall not exceed 7 feet 8 inches above the roof inclusive of the building's parapet.
- F. The setback of the rooftop antennas from the parapet shall be a distance equal to that set forth in the Site Plan of Sprint Spectrum Limited Partnership submitted in support of its separate application heard by this Board on October 15, 1997 and which was duly accepted into evidence.

Dated: November 5, 1997

IN THE MATTER OF THE  
APPLICATION OF  
NEXTEL COMMUNICATIONS

WHEREAS, NEXTEL COMMUNICATIONS has filed an appeal to this Board of Adjustment in order to permit the operation of a Cellular Phone Cell Site and the erection of roof top antennas which is not permitted at 45 N.Broad, (Block 3804, Lot 23) in a B-1 zone; and

WHEREAS, the application was filed on July 14, 1997, seeking certain relief, requested pursuant to N.J.S.A. 40:55D-70(d); and

WHEREAS, the applicant(s) appeared represented by Greg Czura, Esq., testimony being taken, and exhibits reviewed, at a public hearing, as required by law.

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

1. All persons required to be served with Notice of hearing were duly served, and proof thereof has been duly filed with this Board.
2. Public hearing was held on October 15, 1997, at the Village Hall of the Village of Ridgewood, said meeting being scheduled, and advertised, and held pursuant to the Open Public Meetings Act.
3. The premises in question are located in an B-1 Zone.
4. Applicants will lease the premises from 45 N. Broad Realty Associates who have consented to this application.
5. The site in question is located in and on a commercial building.
6. Applicant(s) seek to permit the operation of a Cellular Phone Cell Site and the erection of roof top antennas which is not permitted at 45 N.Broad, (Block 3804, Lot 23) in a

B-1 zone.

7. Applicant'(s') expert testimony was presented by Chris Fagas (a radio frequency engineer), Peter Papoy (a licensed engineer), Lou Cornacchia (a licensed electrical engineer) and P. David Zimmerman (a licensed professional planner) and may be summarized as follows:

A. The property is an ideal location for a cell site as it the tallest available commercial building in the area.

B. The cell site will serve an area which can not be served by other facilities because of the surrounding hills and topography.

C. The equipment to be stored in the basement of the building resembles three 3 foot by 5 foot boxes.

D. The use is compatible with the other uses of the building.

E. The site will have no impact on the surrounding neighbors and the only human presence on the site will be a technician who would only visit the site approximately once a month.

F. The building is suited to service up to four telephone carriers.

G. Three sets of three antennas will be installed on the roof of the building.

H. The antennas operating at full capacity would only have emission levels of approximately two percent of the permitted emissions levels according to the F.C.C.

I. The antennas will be shorter than existing antennas on the buildings roof. The proposed antennas with their supporting structures will be seven feet eight inches high, of which only five feet and eight inches will be exposed over the building's parapet.

9. No objectors appeared.

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

1. The foregoing findings of fact, summary of testimony,

and those matters which may be deemed argument, are made a part hereof as if set forth in full.

2. This is an application to vary the provisions of Sections 190-110A(1) and 190-110E(1), Article X of the Ridgewood Village Code, in order to permit the operation of a Cellular Phone Cell Site and the erection of roof top antennas which is not permitted at 45 N.Broad, (Block 3804, Lot 23) in a B-1 zone.

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

4. The property is located in and on a commercial building.

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

6. The Board finds additionally:

A. That the proposed change in use will have no detrimental effect on the value of any neighboring property or on the zoning plan and scheme of the Village of Ridgewood.

B. Cellular Telephone use has been found to be inherently beneficial.

C. Applicant's existing antennas serving the area are insufficient to provide proper service to the public.

D. The proposed location is one of the best suited to have antennas as it is in a commercial zone and it is one of the tallest and most highly elevated buildings in the area from which service must be provided in order to provide adequate service to the public.

E. The grant of relief here is not inconsistent with the Master Plan of the Village of Ridgewood.

THEREFORE, BE IT RESOLVED that the application of NEXTEL COMMUNICATIONS for a variance from the strict enforcement of Sections 190-110A(1) and 190-110E(1), Article X of the Ridgewood Village Code, in order to permit the operation of a Cellular Phone Cell Site and the erection of roof top antennas which is not permitted at 45 N.Broad, (Block 3804, Lot 23) in a B-1 zone, be and is hereby approved, subject to the following:

A. All other regulations of the Village of Ridgewood be complied with, without exception.

B. A building permit must be obtained before any work begins.

C. Nothing in this decision shall supersede the provisions of the Uniform Construction Code of the State of New Jersey.

D. Applicant's equipment and operation shall not adversely affect the equipment and operations of the similar cell sites and antennas maintained on the property by Sprint Spectrum, L.P., AT&T Cellular, or Bell Atlantic Cellular

E. The rooftop antennas shall not exceed 7 feet 8 inches above the roof inclusive of the buildings parapet.

F. The setback of the rooftop antennas from the parapet shall be a distance equal to that set forth in the Site Plan of Sprint Spectrum Limited Partnership submitted in support of its separate application heard by this Board on October 15, 1997 and which was duly accepted into evidence.

Dated: November 5, 1997



**VILLAGE OF RIDGEWOOD**  
**ZONING BOARD OF ADJUSTMENT**

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF  
SL RIDGEWOOD 2015, LLC a/k/a SERENDIPTY LABS

WHEREAS, SL RIDGEWOOD 2015, LLC d/b/a SERENDIPTY LABS of 45 North Broad Street, Ridgewood, New Jersey (hereinafter referred to as the "Applicant") has made Application with the Zoning Board of Adjustment of the Village of Ridgewood (hereinafter referred to as the "BOARD") for a use variance to permit the first floor of the building located at 45 North Broad Street, Ridgewood, New Jersey commonly known as Block 3804, Lot 23 on the Tax Map of the Village of Ridgewood (hereinafter referred to as the "Property") to be used for an "office use".

WHEREAS, the Applicant is requesting relief from Section 190-110A 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 January 9, 2018, as it pertains to the variance application; and

WHEREAS, the BOARD by voice vote granted the relief to resolve this Application; 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 Owner of the property is The Lincoln Building JV, LLC c/o Saxum, 339 Jefferson Road, Parsippany, New Jersey. The property is located in the B-1 Business Zone.

2. There is currently on the Property a five-story commercial building. The Applicant occupies approximately one-half of the first floor area as well as the second and third floors.
3. Although the Applicant is already occupying one-half of the first floor which is the subject of this Application, the fact that it is already occupied and used, is of no consequence in connection with the Board's determination.
4. John Arenas testified as the Applicant's Representative as to the nature of the operation that Serendipity Labs conducts on the first floor of the building, and confirmed the following:
  - A. Serendipity Labs is a member's only workplace which provides a place for individuals to work rather than commuting to a traditional office. The use is something between working at a commercial office, and working at home.
  - B. The second and third floors of the building offers a traditional business center office concept where designated office space is rented on a month-to-month basis and amenities such as reception area, conference room and other work spaces are provided.
  - C. On the first floor of the building, Serendipity Labs operates what might be labeled as a lounge. It permits anyone to become a "member" for purposes of allowing people to occupy the first floor during the hours that the first floor is open. They are guests of the Applicant and with the Membership which can be for as much as or as little as one day, they have access to tables, areas where they can conduct work or business, access to beverages and snacks. There are two

employees on duty to attend to any of the Member's needs.

- D. There is no dedicated work space. A Member has the ability to use space that is unoccupied. There are no cubicles, no walls separating the tables and areas on the first floor. The Member's use of this area was described as being very similar to a situation where a person comes to Starbuck's, sits at the table and makes phone calls or works from their laptop.
  - E. The first floor is very different from the second and third floors where designated space is rented to a Member for their exclusive use, and it is a traditional office space that is rented. On the first floor there is no designated area, no assigned seating, and no walls. For instance, if a person gets up from the table and leaves and comes back, the space the person occupied may now be occupied by another Member. The total area being used on the first floor is approximately 1,500 square feet.
5. Section 190-110A (3) provides that professional offices and business office uses are permitted in the B-1 Business Zone other than on the ground floor or basement, except that ground floor areas used for access to such uses shall be permitted. The Applicant is seeking a use variance from this provision.
  6. The Board has evaluated the presentation made by Applicant's Representative John Arenas as well as some initial testimony made by Richard Preiss, the Applicant's licensed Professional Planner. The Board has reviewed this Application in the context of N.J.S.A. 40:55D-70(b) as it pertains to interpreting this particular novel use. The Board has determined that the Applicant's use is not a typical professional

office or business use contemplated within Ordinance 190-110A(3). The Board has determined that in this particular instance, the use as proposed by the Applicant does not fit within the parameters of "professional office and business office" which the Board recognizes is not defined within the Zoning Ordinance of the Village of Ridgewood. The Board has rendered this determination based upon the following:

- A. Spaces are not rented
- B. There are no traditional office desks or office equipment.
- C. There is no designated area that is set aside for any one particular Member. As previously explained, a Member can come and sit at a table, make phone calls, use their laptop, do work similar to what they could do at home, or in a formal office setting. They are doing it in an open area. If they leave the particular table they are sitting at, someone else can occupy the table.
- D. There is no assigned seating.
- E. There are no walls or cubicles segregating this space, and the space is an open area.
- F. The membership designation is merely to control who comes in, has access to the snacks, beverages and other amenities that are offered without charge. This particular offering has a true retail aspect to it, which is permitted on the first floor.
- G. There is no assigned seating.
- H. The same space can also be used for community events for people to congregate and meet for an art show, for someone to display product, or to have a

conference. The use is similar to a lounge in many respects.

7. The Board has determined that this particular use is very novel in nature, it is not like the traditional or business office contemplated in the Ridgewood Zoning Code, and has the attribute of a permitted retail use. The Board has determined that the Applicant's use is akin to a Barnes and Noble or Starbuck's which permits people to come to those facilities, have coffee, meet with co-workers, make phone calls, and use their lap tops. The use in those types of facilities are far from being an "office use". It is important to note that this type of use that occurs and exists in a Starbuck's or other similar facilities, are already permitted in the B-1 Business Zone.
8. Based upon the foregoing, the Board has determined that a use variance is not required in this instance because the use as proposed by the Applicant for the reasons previously set forth, does not constitute a business or professional office, and instead has the attributes of a retail establishment which is a permitted use on the first floor of the building in this Zone.
9. The Board has rendered its decision based upon the following conditions:
  - A. The space is being used as testified to.
  - B. The space will remain open as per the Plans that were submitted with the Application.
  - C. The space will be used to serve all members of the public just like any retail establishment and is permitted, with the understanding that the Applicant will establish a "membership" for purpose of control of the space and for access to beverages, snacks and other amenities that exist without change.

D. There is no and shall not be any assigned seating. There shall be no walls between the tables, nor cubicles installed.

E. No area of the first floor will be rented space, but rather it will be open space that anyone can use when available. The space is unassigned. There will be no dedicated space for any one particular Member or group.

10. The Board has also determined that the "Member" aspect of the Applicant's use does not fall within the parameters of Zoning Code 190-110A(9) which permits club, fraternal, recreational, athletic and social uses located on other than the ground floor or basement. In this instance, the Board has distinguished that the Applicant has established as "Membership", merely to control the area when it is not an actual club, fraternal, recreational, athletic or social organization. The membership aspect is merely for properly operating a service business which is permitted on the first floor.

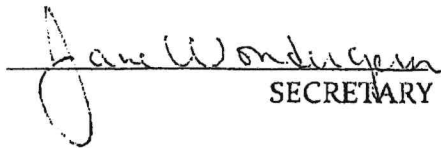
**NOW THEREFORE, BE IT RESOLVED**, on this 30<sup>th</sup> day of January, 2018 by the Zoning Board of Adjustment of the Village of Ridgewood that the use as proposed by the Applicant has been interpreted to be a permitted use within the B-1 Zone, and is hereby approved as such use subject to the following conditions:

1. The Applicant shall abide by the stipulations set forth in the Findings of Fact.
2. The Applicant shall conduct its business use in accordance with the Exhibits entered into evidence during the course of the Public Hearing, and as attached to the Application.

3. The Applicant shall pay and post all necessary fees and costs with the Village of Ridgewood.

ADOPTED: JANUARY 30, 2018

ATTESTED:

  
SECRETARY

  
CHAIRMAN

BEW:cbp  
(Ridgewood.SL Ridgewood 2015, LLC)

**OFFICIAL PUBLIC MONTHLY MEETING: SL Ridgewood 2015,LLC, 45 North Broad Street  
Block 3804, Lot 23**

**DATE OF DECISION: 1/9/18**

NAME	MOVED	SECONDED	YES	NO	ABSTAIN	ABSENT	RECUSED OR INELIGIBLE TO VOTE
Hans-Jurgen Lehmann Chairman			X				
Gary Negrycz Vice Chairman			X				
Alyssa Matthews		X	X				
Diana Ruhl			X				
Greg Brown	X		X				
Sergio Alegre						X	
Ines Bunza			X				
John Papietro				X			
Alternate #1							
Isaac Lebow Alternate #2						X	



## Construction

Property Summary		<a href="#">Portal</a>   <a href="#">Refresh</a>   <a href="#">Open All</a>
		<a href="#">Close All</a>
Owner:	TES TJ REALTY LLC ETAL	
Location:	45 N BROAD ST	
Block:	3804	
Lot:	23	
Lead Parcel:	Yes	
Qualifier:		

▼ About the Owner...

▼ About the Property...

▼ About the Taxes...

▲ Construction...

**Applications... Shorten**

<u>Permit Issue Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Work Type</u>	<u>Subcodes</u>	<u>Status</u>	<u>Close Date</u>	<u>Certificates</u>	<u>Total Cost</u>	<u>Agent</u>
	C-21-1719		Alteration	B	Certificate (Zoning Certificate of Occupancy) Issued		<u>Zoning Certificate of Occupancy</u>	\$1	AMERICAN WORLD TRADE CHAMBER OF COMMERCE
ZONING CERTIFICATE OF OCCUPANCY									
	C-19-1502		Alteration	B E	Pickup			\$4,000	MIKAB CORP.
NEW SDX (6) ANTENNAS 5 RRHS & 2 HYBRID LINES. RELOCATE 6 ANTENNAS. REMOVE 3 ANTENNAS									
	C-18-1929		Alteration	B E P	Plan Review Failed			\$17,900	R. BROWN CONSTRUCTION
RENOVATION FOR CAFE									
	C-18-1809		Alteration	B E P	Permit Denied 10/31/2018			\$8,600	JAJ CONSTRUCTION
	C-15-2514		Alteration	B	Certificate (Zoning Certificate of Occupancy) Issued		<u>Zoning Certificate of Occupancy</u>	\$1	THE LINCOLN BLDG JV LLC % CERVELLI
ZONING CERTIFICATE OF OCCUPANCY CCO for Daily Voice, LLC									
	92-0166			B	CC and Close Date Issued	2/5/1992	<u>CC</u>	\$0	
	91-0148			B	CC and Close Date Issued	3/7/1991	<u>CC</u>	\$0	
	95-0217			B	CC and Close Date Issued	2/24/1995	<u>CC</u>	\$0	
	93-2284			B	CC and Close Date Issued	12/29/1993	<u>CC</u>	\$0	

11/18/2025	C-25-1472	25-1538	Alteration	B E F	Open		\$7,600	MIKAB CORP.
ADD 3 ANTENNAS-VERIZON WIRELESS SITE								
10/24/2025	NC-25-118	25-21	Alteration	B	Certificate (Zoning Certificate) Issued	<u>Zoning Certificate</u>	\$1	ON THE SPOT HOME IMPROVEMENT, INC.
ZONING CERTIFICATE OF OCCUPANCY								
6/2/2025	C-25-0009	25-0661	Alteration	E P	Open		\$15,000	GREAT WHITE MECHANICAL, LLC
REPLACEMENT STEAM BOILER								
1/27/2025	NC-25-008	25-03	Alteration	B	Certificate (Zoning Certificate) Issued	<u>Zoning Certificate</u>	\$1	RIDGEWOOD TAPH LLC
ZONING CERTIFICATE OF OCCUPANCY CCO for INEOS AUTOMOTIVE AMERICAS, LLC								
1/9/2025	C-24-1830	25-0027	Alteration	B E F	Open		\$25,000	ANSCO & ASSOCIATES, LLC
UPGRADE TO EXISTING AT&T WIRELESS FACILITY REPLACING EXISTING ANTENNAS WITH NEWER VERSION WITH ASSOCIATED COMPONENTS PER THE PLANS								
8/28/2024	NC-24-097	24-19	Alteration	B	Certificate (Zoning Certificate of Occupancy) Issued	<u>Zoning Certificate of Occupancy</u>	\$1	RIDGEWOOD TAPH LLC
ZONING CERTIFICATE OF OCCUPANCY CCO for EBNY FINANCIAL LLC								
2/1/2024	C-23-1934	24-0116	Alteration	B	Open		\$149,000	R & S PRO CONTRACTING INC DBA
TEAR OFF & RE-ROOF								
1/22/2024	C-23-1954	24-0073	Alteration	B E F	Open		\$25,100	NEXT SOLUTIONS
UPGRADE TO EXISTING AT&T WIRELESS FACILITY								
9/15/2023	C-23-1235	23-1187	Alteration	B	Open		\$5,000	BUTLER SIGN COMPANY
SIGN INSTALLATION FOR "YOUR THIRD BASE" in place of "SERENDIPITY LABS"								
6/6/2023	C-23-0698	23-0692	Alteration	B E	Closed with Date 1/10/2024		\$18,000	MIKAB CORP.
SWAP 9 ANTENNAS								
5/6/2022	C-22-0540	22-19	Alteration	B	Certificate (Zoning Certificate of Occupancy) Issued	<u>Zoning Certificate of Occupancy</u>	\$1	RIDGEWOOD TAPH LLC
ZONING CERTIFICATE OF OCCUPANCY CCO for OLIVA THERAPEUTICS								
5/6/2022	C-22-0539	22-18	Alteration	B	Certificate (Zoning Certificate of Occupancy) Issued	<u>Zoning Certificate of Occupancy</u>	\$1	RIDGEWOOD TAPH LLC
ZONING CERTIFICATE OF OCCUPANCY CCO for FRANK M. NELKIN, LLC								
2/28/2022	C-22-0199	22-0248	Alteration	E P	Open		\$12,800	GREAT WHITE MECHANICAL, LLC
REPLACEMENT STEAM BOILER								
11/9/2021	C-21-1764	21-1455	Alteration	B E	Closed with Date 5/11/2022		\$2,000	WATCH HILL WIRELESS SOLUTIONS, LLC
CELLULAR EQUIPMENT DECOMMISSION. NO NEW EQUIPMENT TO BE INSTALLED								

8/25/2020	C-20-0743	20-0849	Alteration	B E	Open			\$25,000	OVERLAND CONTRACTING INC.
UPGRADE TO EXISTING AT&T WIRELESS FACILITY									
1/14/2020	C-19-1844	20-0066	Alteration	B	Open			\$15,000	AMP COMMUNICATIONS
RADIO UPGRADE AND ANTENNA SWAP									
10/9/2019	C-19-1550	19-28	Alteration	B	Certificate (Zoning Certificate of Occupancy) Issued		<u>Zoning Certificate of Occupancy</u>	\$1	RIDGEWOOD TAPH LLC
ZONING CERTIFICATE OF OCCUPANCY CCO for SERENDIPITY LABS - EMPTY OFFICE ON FIRST FLOOR									
3/18/2019	C-19-0319	19-6	Alteration	B	Zoning Certificate of Occupancy and Close Date Issued	7/19/2019	<u>Zoning Certificate of Occupancy</u>	\$1	CAPITALE INVESTMENTS LLC
ZONING CERTIFICATE OF OCCUPANCY									
8/17/2018	C-18-1237	18-1047	Alteration	E P	CA and Close Date Issued	7/18/2019	<u>CA</u>	\$13,000	WIRELESS NETWORK GROUP, INC.
HVAC UPGRADE									
8/2/2018	C-18-1218	18-0982	Alteration	B E	CA and Close Date Issued	7/18/2019	<u>CA</u>	\$39,400	HUDSON RIVER CONSTRUCTION, FINISHING TOUCHES
TENANT FIT-OUT - VANILLA BOX - RETAIL SAPCE									
6/7/2018	C-18-0831	15-0657+D	Alteration	F	CA and Close Date Issued	7/18/2019	<u>CA</u>	\$0	TARGET FIRE PROTECTION INC.
FIRE UPDATE									
6/1/2018	C-18-0813	18-0671	Alteration	B E	CA and Close Date Issued	7/18/2019	<u>CA</u>	\$6,000	VERIZON NJ JOHN LYONS
COMMUNICATION POINTS - CONSTRUCT PATHWAY FOR VERIZON'S FIBER OPTIC CABLE									
5/3/2018	C-17-2279	15-0657+C	Alteration	F	CA and Close Date Issued	7/18/2019	<u>CA</u>	\$40,830	TARGET FIRE PROTECTION INC.
SPRINKLER HEADS									
11/21/2017	C-17-2118	17-1782	Alteration	E	CA and Close Date Issued	7/18/2019	<u>CA</u>	\$100	ARLEO ELECTRICAL CONTRACTING LLC
200 AMP SERVICE									
8/1/2017	C-17-1064	17-1150	Alteration	E	CA and Close Date Issued	7/18/2019	<u>CA</u>	\$474	ADT LLC
LOW VOLTAGE BURGLAR ALARM									
10/28/2016	C-16-1125	16-1536	Alteration	F	Closed with Date	11/16/2016		\$34,500	24/7 FIRE PROTECTION INC.
INSTALL SPRINKLER SYSTEM (13)									
6/28/2016	C-16-0980	16-0897	Alteration	B	Closed with Date	8/12/2016		\$3,451	LOUMARC SIGNS
SIGN INSTALLATION									
6/15/2016	C-16-0657	16-0105+A	Alteration	E	Closed with Date	11/8/2016		\$15,000	C.V. ELECTRIC INC
5 AC SPLIT UNITS & 6 200 AMP SUBPANELS									

5/12/2016	C-16-0658	15-0657+B	Alteration	E F	Closed with Date	11/16/2016	\$33,000	C.V. ELECTRIC INC
FIRE ALARM DEVICES FIRE PANEL REPLACEMENT								
3/10/2016	C-16-0161	16-0275	Alteration	B E	Open		\$18,000	RAY ANGELINI INC
EXTERIOR ALTERATIONS SWAPPING (3) ANTENNAS SWAPPING (3) REMOTE RADIO HEADS INSTALLING (3) NEW REMOTE RADIO HEADS INSTALLING (4) DC SURGE PROTECTORS INSTALLING (3) DC CABLES AND FIBER NO GROUND WORK								
2/19/2016	C-16-0203	16-0026+A	Alteration	E	Closed with Date	2/24/2016	\$10,102	CCI SYSTEMS
COMMUNICATION POINTS FOR FIRST, 2ND AND THIRD FLOORS								
1/26/2016	C-15-1720	16-0105	Alteration	B E P F	CO and Close Date Issued	7/19/2019	<u>TCO, TCO, CO</u>	\$47,000 THE LINCOLN BLDG JV LLC % CERVELLI
INTERIOR ALTERATION(S) 4th FLOOR - Demo of interior partitions, expose brick, new sheetrock, remove ceiling and plaster. Frame closet and interior office. Plumbing and electrical updates								
1/11/2016	C-15-2744	16-0026	Alteration	B E P F	Certificate (TCO) Issued		<u>TCO, TCO</u>	\$50,000 PINNACLE CM COMPANY
INTERIOR ALTERATION(S) FOR FIRST FLOOR								
1/11/2016	C-15-2506	16-0027	Alteration	B E F	CO and Close Date Issued	7/19/2019	<u>TCO, TCO, CO</u>	\$125,000 PINNACLE CM COMPANY
INTERIOR RENOVATIONS RENOVATION OF 2ND AND 3RD FLOORS								
11/19/2015	C-15-2435	15-1811	Alteration	P E F	Closed with Date	12/1/2015	\$14,300	YUHAN HEATING & AIR CONDITIONING INC
BOILER REPLACEMENT								
11/4/2015	C-15-2518	15-34	Alteration	B	Certificate (Zoning Certificate of Occupancy) Issued		<u>Zoning Certificate of Occupancy</u>	\$1 THE LINCOLN BLDG JV LLC % CERVELLI
Zoning Certificate of Occupancy CCO for Investors Corner								
8/21/2015	C-15-1725	15-0657+A	Alteration	B E P F	Closed with Date	7/24/2019	\$48,000	GLEASON ELECTRIC
INTERIOR RECONSTRUCTION								
7/8/2015		15-0962	Alteration	B E P	Open		\$21,000	THE LINCOLN BLDG JV LLC % CERVELLI
INTERIOR RENOVATIONS								
5/14/2015		15-0657	Alteration	B E P F	CO and Close Date Issued	7/24/2019	<u>CO, TCO, TCO</u>	\$27,000 THE LINCOLN BLDG JV LLC % CERVELLI
INTERIOR RECONSTRUCTION								
9/18/2014		14-1284	Alteration	B E	CA and Close Date Issued	7/20/2015	<u>CA</u>	\$32,000
REPLACE ANTENNAS								
4/2/2014		14-0361	Alteration	B	Open		\$2,100	F I SIGN, INC.
SIGN INSTALLATION SIGN								
2/21/2014		14-0164	Alteration	E F	Closed with Date	11/4/2016	\$1,500	A. C. ELECTRIC INC.
INTERIOR ALTERATION(S)								
8/13/2013		13-1279	Alteration	F	Closed with Date	8/13/2013	\$300	EASTERN FIRE SUPPRESSION
SMOKE DETECTORS								
3/22/2013		13-0416	Alteration	B E	Open		\$5,000	VERIZON

							WIRELESS
	REPLACE CELL ANTENNAS						
2/22/2013	13-0232	Alteration	B E	Closed with Date	11/7/2017	\$14,000	VERTICAL SOLUTIONS
	REPLACE CELL ANTENNAS						
2/21/2013	13-0215	Alteration	B	CA and Close Date Issued	10/29/2014 CA	\$30,000	THE LINCOLN BLDG
	REPLACE ANTENNAS ON ROOF						
2/6/2013	11-0675+A	Alteration	E	Closed with Date	2/20/2013	\$350	POLAN ELECTRIC CO. INC.
	60 AMP SUBPANEL RECEPTACLES (6)						
6/14/2011	11-0675	Alteration	B E P	Open		\$1,700	THE LINCOLN BLDG JV LLC % CERVELLI
	INTERIOR DEMOLITION OF SUITE 202						
4/7/2009	09-0341	Alteration	B	Closed with Date	7/31/2015	\$1,000	
	SIGN						
9/11/2007	07-1290	Alteration	E F	Closed with Date	11/7/2017	\$697	ADVANCED SECURITY SYSTEMS
	SMOKE DETECTORS						
11/14/2006	06-1645	Alteration	B E	Open		\$1,850	FUTURE IMAGE SIGN
	SIGN INSTALLATION WITH ELEC						
10/20/2006	06-1497	Alteration	E	Closed with Date	11/3/2006	\$1,000	A. C. ELECTRIC INC.
	RECEPTACLES SUBPANEL						
10/18/2006	06-1479	Alteration	P	Closed with Date	10/27/2006	\$3,852	
	WATER SERVICE CONNECTION						
9/22/2006	06-1341	Alteration	B	Open		\$4,000	TRI-STATE CONSTRUCTION
	CARPET						
8/2/2000	00-1222	Alteration	B	Closed with Date	7/31/2015	\$3,300	
	CABINET SUPPORT						
5/20/1998	98-0725	Alteration	B	CA and Close Date Issued	6/29/1998 CA	\$7,800	
	EGRESS LIGHTING						
2/6/1998	98-0168	Alteration	B	CA and Close Date Issued	8/16/1999 CA	\$50,000	
	ANTENNAS ON ROOF						
11/18/1997	97-1756	Alteration	B	CA and Close Date Issued	6/15/1999 CA	\$90,000	
	CELLULAR ANTENNAS						
3/12/1997	97-0290	Alteration	B	Closed with Date	7/31/2015	\$300	
8/11/1995	95-1208	Alteration	B	CO and Close Date Issued	10/4/1995 CO	\$1,200	
4/11/1994	94-0377	Alteration	B	CA and Close Date Issued	4/22/1996 CA	\$60,000	

3/24/1994	94-0291	Alteration	B	Closed with Date	7/31/2015	\$300
12/23/1993	93-2274	Alteration	B	Closed with Date	7/31/2015	\$2,600
5/6/1992	92-0632	Alteration	B	CO and Close Date Issued	7/24/1992 <u>CO</u>	\$117,845
2/21/1992	92-0232	Alteration	B	Closed with Date	7/31/2015	\$250
5/15/1990	8745	Alteration	B	Closed with Date	7/31/2015	\$900
9/13/1988	6101	Alteration	B	Closed with Date	7/31/2015	\$500
9/8/1988	6084	Alteration	B	Closed with Date	7/31/2015	\$25,000

Would you like to add a application to this parcel? [Yes](#)

**Inspections... [Expand](#)**

<u>Date</u>	<u>Control Number</u>	<u>Permit Number</u>	<u>Subcode</u>	<u>Type</u>	<u>Inspector</u>	<u>Result</u>	<u>Comment</u>	<u>Result Comment</u>
12/4/2025	C-24-1830	25-0027	Electrical	Final	Mauro Finamore			
12/3/2025	C-24-1830	25-0027	Building	Final	Paul Kalksma			
8/2/2024	C-23-1934	24-0116	Building	Final	Carlo Madrachimov	Fail		no one there
7/24/2024	C-23-1934	24-0116	Building	Final	Paul Kalksma	Fail		no one there
4/18/2024	C-23-1954	24-0073	Building	Final	Steve Fetherman	Pass		
4/18/2024	C-23-1954	24-0073	Electrical	Final	Steve Fetherman	Pass		
1/10/2024	C-23-0698	23-0692	Electrical	Final	Steve Fetherman	Pass		
1/10/2024	C-23-0698	23-0692	Building	Final	Steve Fetherman	Pass		
5/11/2022	C-21-1764	21-1455	Electrical	Final	Steve Fetherman	Pass		
5/11/2022	C-21-1764	21-1455	Building	Final	Steve Fetherman	Pass		

**Violations...**

There is no violation data for the selected parcel.

Would you like to add an violation to this parcel? [Yes](#)

**Ongoing Applications...**

There is no application data for the selected parcel.

Would you like to add an application to this parcel? [Yes](#)

▼ **Pet...**

▼ **Complaints...**

▲ **Land Use...**

**Zoning Applications...**

<u>Application Date</u>	<u>Application Number</u>	<u>Applicant Name</u>	<u>Permit Number</u>	<u>Zone</u>	<u>Use</u>	<u>Decision</u>	<u>Decision Date</u>	<u>Work</u>
11/20/2024	ZA-24-527	RIDGEWOOD TAPH LLC	ZA-24-565	B-1	Commercial	Approved	12/4/2024	-REMOVING AND REPLACING ANTENNAS
12/14/2023	ZA-23-547		ZP-24-007	B-1	Commercial	Approved	1/12/2024	-A MODIFICATION TO AN EXISTING TELECOMMUNICATIONS FACILITY

**Open Space**

There is no application data for the selected parcel.

**Zoning Board of Adjustment Applications...**

<u>Application Date</u>	<u>Application Number</u>	<u>Applicant Name</u>	<u>Application Type</u>	<u>Zone</u>	<u>Decision</u>	<u>Decision Number</u>	<u>Decision Date</u>	<u>Add. Comments</u>
7/6/2017	ZBA17-33	SL Ridgewood 2015, LLC	'D' variance (use)		Approved		1/30/2018	Use variance not required after interpretation See Reso

**Planning Board Applications...**

There is no application data for the selected parcel.

**Historic Board Applications...**

There is no application data for the selected parcel.

**Zoning Inspections...**

There is no zoning inspections data for the selected parcel.

**Zoning Violations...**

There is no zoning violation data for the selected parcel.

**COAH...**

There is no COAH data for the selected parcel.

- ▼ Engineering...
- ▼ Code Enforcement...
- ▼ Health Pro...
- ▼ Fire Prevention...
- ▼ Public Works...
- ▼ Attachments...
- ▼ Comments...

Block 3804 Lot 23  
45 North Broad Street

91-74

An appeal of NYNEX MOBILE COMMUNICATIONS to permit the installation of a cellular telecommunication site and the installation of nine cellular telephone antennas.

HEARD: February 12 & March 11, 1992  
DECISION: April 8, 1992 GRANTED WITH CONDITIONS

Block 3804 Lot 23  
45 North Broad Street  
Cellular One

93-90

To permit the operation of a cellular phone cell site.

HEARD: February 9, 1994  
DECISION: March 9, 1994 APPROVED W/CONDITIONS  
(over)

Conditions of approval:

- a) The antennas shall be located on the roof, as shown on applicant's plans;
- b) All wiring shall be run inside the building so as not to be exposed to view from the street in the same manner as now services the NYNEX installation in the same building.

Block 3804 Lot 23  
45 N. Broad Street

97-37

An appeal of SPRINT SPECTRUM LIMITED PARTNERSHIP to permit the operation of a Cellular/Wireless Phone Cell Site and the erection of roof top antennas which is not permitted.

HEARD: October 15, 1997

DECISION: November 5, 1997 - Approved w/cond.

CONDITIONS: Applicant's equipment and operation shall not adversely affect the equipment and operations of the similar cell sites and antennas maintained on the property by Nextel Communications, AT&T Cellular, or Bell Atlantic Cellular. The rooftop antennas shall not exceed 7' 8" above the roof inclusive of the building's parapet. The rooftop antennas shall be setback from the parapet no closer than the distance indicated on its Site Plan.

BLOCK 3804 Lot 23  
45 N. Broad

97-48

An appeal of NEXTEL COMMUNICATIONS to permit the operation of a Cellular Phone Cell Site and the erection of roof top antennas which is not permitted.

HEARD: October 15, 1997

DECISION: November 5, 1997 - Approved w/cond.

CONDITIONS: Applicant's equipment and operation shall not adversely affect the equipment and operations of the similar cell sites and antennas maintained on the property by Sprint Spectrum, L.P., AT&T Cellular or Bell Atlantic Cellular. The rooftop antennas shall not exceed 7' 8" above the roof inclusive of the building's parapet. The setback of the rooftop antennas from the parapet shall be a distance equal to that set forth in the Site Plan of Sprint Spectrum Limited Partnership submitted in support of its separate application heard by this Board on 10/15/97 and which was duly accepted into evidence.

**VILLAGE OF RIDGEWOOD**  
**ZONING BOARD OF ADJUSTMENT**

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF  
SLRC, LLC

WHEREAS, SLRC, LLC of 257 East Ridgewood Avenue, Ridgewood, New Jersey (hereinafter referred to as the "Applicant") has made Application with the Zoning Board of Adjustment of the Village of Ridgewood (hereinafter referred to as the "BOARD") seeking an interpretation of Section 190-110A(1) of the Ordinances of the Village of Ridgewood, and in the alternative, a use variance from the provisions of Section 190-110A of the Village of Ridgewood Ordinances as it pertains to operating a dance studio providing individualized, semi-private and educational group dance instruction at the Property located at 125 East Ridgewood Avenue, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 3806, Lot 7 (hereinafter referred to as the Property"), 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 January 30, 2018, as it pertains to this application; and

WHEREAS, the BOARD by voice vote rendered a decision concerning the interpretation of Ordinance 190-110A as it pertains to the use of the Property in the B-1 Zone as proposed 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 Owner of the property is Highview Realty Co., LLC. The Applicant proposes to lease a portion of the building located at 125 East Ridgewood Avenue, which was formerly occupied by Gypsy Warrior Clothing Store. The space is approximately 3,300 square feet. The Property is located in the B-1 Business Zone.
2. The Applicant has and continues to operate an Arthur Murray Franchise Dance Studio at 257 East Ridgewood Avenue, Ridgewood, New Jersey. The Studio has been in operation for 8 ½ years. The Applicant is losing its lease due to the fact that the Owner of the building is proceeding with the renovation of the building in order to construct one of the recently-approved multi-family housing developments. The Applicant wishes to continue to operate this Dance Studio in Ridgewood.
3. Sarah Stanila testified on behalf of the Applicant. She is a Principal in SLRC, LLC, and together with her Husband, operates the Arthur Murray Franchise Dance Studio. She testified that the Applicant wants to continue with the same operation at this new location. She testified that the location proposed will meet the needs of the Dance Studio and provide good exposure to the public that will enable their business to continue to be successful. The hours of operation for the Studio are 1:00 PM to 10:00 PM, Monday through Saturday. Six full time and two part time employees provide dance instruction. Almost all of the dance instruction is on an individual basis. Typically, there are two to three instructors present during the afternoon, and four instructors present in the evening. On occasion, there are daily semi-private lessons involving six students and one instructor and sporadically, there are rehearsals for a spotlight dance or showcase which involves a total of four

people including staff. There is a weekly practice session involving up to twenty people that occurs after 6:00 PM. The Studio sponsors dance theme parties once a month and on a quarterly basis, an intra-student competition involving approximately twenty people.

4. The majority of the lessons are private. All lessons are by appointment only. The Studio specializes in ballroom and Latin dancing, and has a Club like atmosphere.
5. Sarah Stanila testified that the Studio does not fall within the parameters of a "dance school" because the instruction is personalized, being basically one-on-one. There is no group instruction for children. This is a Dance Studio for adults only, and the Applicant has stipulated that it would remain the same. This stipulation is further fortified by the Applicant's own admission that the Arthur Murray Franchise requires it to be adults only instruction.
6. Sarah Stanila further testified that the space will properly accommodate the necessary size for a ballroom and office area. The entire facility is on the ground floor of the building. Pedestrian traffic will have the ability to see the interior of the ballroom. The facility itself, has a welcoming atmosphere to generate interest for future customers. It does not have an institutional school-like look.
7. The Board recognizes based upon the testimony they heard, that many of the participants at the Dance Studio also spend additional time in the downtown Ridgewood area before or after a lesson to go shopping, eat in one of the many restaurants, see a movie etc., and the Applicant's business does in fact currently generate a great deal of foot traffic and would continue to generate such foot traffic

at this location.

8. The Zoning Board has determined that the façade of the building with its window, the open ballroom style inside, creates involvement with the public much like a retail or service type facility that is permitted in the B-1 Zone.
9. The Board has reviewed Ordinance 190-110A. Retail sales and service businesses are permitted in this Zone. There is a limitation as to the type of retail sales and service businesses that are permitted. Among the retail sales and services permitted are restaurants, taverns and inns. It is acknowledged that dance activity can occur in a restaurant, tavern or inn by members of the public, and that would not be prohibited. In essence, the Board has confirmed that adult dancing activity is permitted in the B-1 Zone, but what comes into questions is whether instruction is permitted for such adult dance activity. Entertainment is also permitted in the B-1 Zone since theaters are a permitted use.
10. The Board has evaluated the presentation made by the Applicant's Representative Sarah Stanila as well as the initial testimony presented by Richard Preiss, the Applicant's licensed Professional Planner. The Board has reviewed this Application in the context of N.J.S.A. 40:55D-70B as it pertains to interpreting this particular use within the B-1 Zone. The Board has determined that this particular use as proposed by the Applicant is basically an extension of the permitted uses specified in Ordinance 190-110A and therefore, is permitted. The Board has rendered this determination based upon the following findings:
  - A. The use is not a traditional dance school accommodating both children and

adults with large weekly instruction which is operated more like a traditional school of instruction. Instead, instruction is provided here to adults only with almost all of the instruction being on a one-to-one basis. The Arthur Murray Studio provides in fact, a type of entertainment to the participants with dance themed parties and offering a Club like atmosphere.

B. As previously set forth in the findings of fact, dance activity is permitted in the B-1 Zone. It can occur in permitted uses such as restaurants, taverns and inns. Hypothetically, if the Dance Studio provided food to its customers, then it might actually fall within the parameters of a restaurant, tavern or an inn. The mere fact of providing instruction does not exclude it from the permitted uses in the B-1 Zone in that in this instance, what is being provided is not what is provided by a traditional school, but rather is a form of entertainment, and basically provides an entertainment service.

C. The Board has also determined that based upon the type of uses delineated in Ordinance 190-110A, this use compliments those specific uses and has the same attributes of those uses. The service could be equated somewhat to a hair and nail salon in that there are appointments made, and a service is provided. The patrons of the Applicant's establishment, will in many instances, patronize other businesses in the B-1 Zone and therefore, this type of use compliments other service and retail businesses within the B-1 Zone.

11. Based upon the foregoing, the Board has determined that a use variance is not required in this instance because the use as proposed by the Applicant for the

reasons previously set forth, fall within the parameters of the type of service uses contemplated in Ordinance 190-110A. The Applicant's use has the attributes of a retail and service establishment.

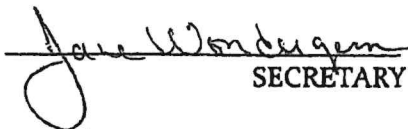
**NOW THEREFORE, BE IT RESOLVED**, on this 13<sup>th</sup> day of February, 2018, by the Zoning Board of Adjustment of the Village of Ridgewood that the use as proposed by the Applicant is a permitted use and is hereby GRANTED subject to the following conditions:

- A. All of the stipulations set forth by the Applicant are part of this decision. Specifically, the Applicant has testified that this is a Dance Studio and not a dancing school. For that purpose, this approval is for an Arthur Murray Dance Studio only. Lessons are being provided to adults only. The majority of lessons are on a one-to-one basis with a patron and instructor.
- B. All instruction is given by appointment only.
- C. The Applicant shall conduct its business use in accordance with the Exhibits entered into evidence during the course of the public hearing, and as attached to the Application.
- D. Applicant is required to obtain a building permit, post all necessary fees and costs. No permit shall be issued by the Village of Ridgewood for 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

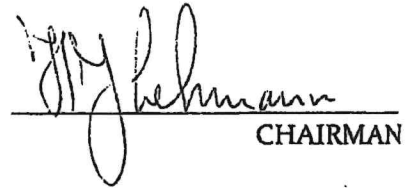
the Applicant, Applicant shall make payment forthwith in regards to same.

ADOPTED: FEBRUARY 13, 2018

ATTESTED:

  
SECRETARY

BEW:cbp  
(Ridgewood.SLRC d/b/a ARTHUR MURRAY  
DANCE STUDIO)

  
CHAIRMAN

**OFFICIAL PUBLIC MONTHLY MEETING: SLRC, LLC d/b/a Arthur Murray Dance Studio**  
**125 East Ridgewood Avenue, Block 3806, Lot 7**

**DATE OF DECISION: January 30, 2018**

<b>NAME</b>	<b>MOVED</b>	<b>SECONDED</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>RECUSED OR INELIGIBLE TO VOTE</b>
Hans-Jurgen Lehmann Chairman			X				
Gary Negrycz Vice Chairman	X		X				
Alyssa Matthews		X	X				
Diana Ruhl			X				
Greg Brown			X				
Sergio Alegre							
Ines Bunza			X				
John Papietro			X				
Alternate #1							
Isaac Lebow Alternate #2							