

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: RECEIVED OCT 10 2025 BLOCK(S): 1916 LOT(S): 9

ADDRESS OF SUBJECT PROPERTY: 55 Valley View Ave

APPLICANT NAME: Zumbato APPLICATION NO.: ZBA25-42

TYPE OF APPLICATION(S) - check all that apply	Application Fee(s)	Escrow Deposit(s)
<input checked="" type="checkbox"/> "C" Variance (§190-33) - \$200 per variance, max. \$1,000	600 ^{pc} -	2000 ^{pc} -
<input type="checkbox"/> "D" Variance (§190-34) - \$1,000 each for prohibited use, expansion of nonconforming use, or density; \$500 each for building height at least 10% over maximum		
<input type="checkbox"/> Appeal of Zoning Officer Decision (§190-29)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30)		
<input type="checkbox"/> Certification of Nonconforming Use/Structure (§190-126G)		
<input type="checkbox"/> Minor Subdivision (§190-45)		
<input type="checkbox"/> Preliminary Major Subdivision (§190-46)		
<input type="checkbox"/> Final Major Subdivision (§190-47)		
<input type="checkbox"/> Exception from Subdivision Design Standards (§190-60)		
<input type="checkbox"/> Permit for Area on Official Map (§190-31)		
<input type="checkbox"/> Permit for Lot not Abutting Street (§190-32)		
<input type="checkbox"/> Extension of Approval (§190-36D, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
TOTAL		

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 Stephanie and Brian Zumbolo
- B. Applicant's Mailing Address 55 Valley View Avenue, Ridgewood, New Jersey 07450
- C. Applicant Telephone No. _____ If unlisted, check here
- D. Applicant Email _____
- E. Applicant's Attorney Name N/A
- F. Applicant's Attorney Address N/A
- G. Attorney Telephone No. N/A Attorney Email N/A
- H. Property Owner's Name Stephanie and Brian Zumbolo
- I. Property Owner's Mailing Address 55 Valley View Avenue, Ridgewood, New Jersey 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
N/A

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 55 Valley View Avenue, Ridgewood, New Jersey 07450
- B. Tax Map Block Number(s) 1916 Lot Number(s) 9
- C. Zone District(s) R-110
- 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.

Not to our knowledge.

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

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

G. Existing Use (check all that apply).

Single Family Residence.

Two Family Residence

Other Use (Explain): _____

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

- Existing 2-1/2 Story Framed Dwelling with wrap-around Front Open Porch & Steps.
- Existing Rear Deck & Steps.
- Existing Detached Garage and Driveway.
- Existing In-Ground Pool, Pool Equipment and Patio.
- Existing A/C Units

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.

- Removal of Existing Detached Garage to accommodate New Detached Garage
- Enclosing part of Front Open Porch for Bathroom Addition
- Storm Water Management Solutions to be determined by Civil Engineer
- Box Window Additions
- Altered Driveway
- Altered Fence
- Removal of Front Walkway

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

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

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

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

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

§ 190-101-E.-(3) - Minimum Side Yard Setback

§ 190-101-E.-(16) - Maximum Coverage by Improvements (Within First 175 Feet)

§ 190-101-E.-(16) - Maximum Coverage by Improvements (Total Lot)

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))

See Attachment #1

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.

B ZH 9/10/25
Applicant/Appellant Date

B ZH 9/10/25
Owner Date

**ZONING COMPLIANCE TABLE - VILLAGE OF RIDGEWOOD
SINGLE-FAMILY OR TWO FAMILY DWELLING - NO SUBDIVISION**

The following table is to be completed for applications seeking a zoning permit or variance for a single-family or two-family dwelling. Note that this table is NOT intended for use with subdivision applications, which require additional information. If the proposal is not regulated by any or all of the conditions in the table, then the Zoning Officer may waive the requirement to complete some or all of the table.

BLOCK 1916 LOT 9 ZONE R-110 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	19,250 SF	27,113 SF	NO CHANGE	YES
Min. lot width at min. front yard setback (feet) ²	110.0'	136.0'	NO CHANGE	YES
Min. front yard setback, principal building (feet) ³	45.0'	51.5'	NO CHANGE	YES
Min. each side yard setback, principal building (feet) ^{3, 4}	23.92'	66.5' / 17.4'	NO CHANGE 18.0' TO BOX W.	NO (V1)
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	44.88'	83.9'	NO CHANGE	YES
Min. rear yard setback, principal building (feet) ³	40.0'	82.7'	NO CHANGE	YES
Max. building height, principal building (feet) ⁶	30.0'	35.875'	NO CHANGE	NO (E)
Max. building height, principal building (stories) ⁷	2 1/2	2 1/2	NO CHANGE	YES

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20%	15.13%	15.38%	YES
	(sq. ft.)	5,422.6 SF	4,102 SF	4,171 SF	YES
Max. coverage within [175] feet of front lot line ^{8, 9}	(percent)	20%	15.56%	16.19%	YES
	(sq. ft.)	4,760 SF	3,703 SF	3,853 SF	YES

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	35%	38.35%	NO CHANGE	NO (V3)
	(sq. ft.)	9,489.55 SF	10,399 SF	NO CHANGE	NO
Max. coverage within [175] feet of front lot line ^{9, 10}	(percent)	N/A	N/A	N/A	NO (V2)
	(sq. ft.)	8,750 SF	9,994 SF	10,081 SF	NO

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	20%	14.28%	14.55%	YES
	(sq. ft.)	5,422.6 SF	3,872 SF	3,944 SF	YES
Max. gross building area within [175] feet of front lot line ^{9, 11}	(percent)	N/A	N/A	N/A	YES
	(sq. ft.)	5,000 SF	3,872 SF	3,944 SF	YES

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	4%	1.63%	1.9%	YES
	(sq. ft.)	1,084.52 SF	441 SF	514 SF	YES
Max. gross building area within [175] feet of front lot line ^{9, 11}	(percent)	N/A	N/A	N/A	YES
	(sq. ft.)	1,000 SF	42 SF	196 SF	YES

Attachment #1
Variance Application – The Zumbolo Residence
55 Valley View Avenue, Ridgewood, New Jersey

General Description

We are seeking the approval of a series of additions/modifications to the property located at 55 Valley View Avenue, Ridgewood, New Jersey. The proposed project includes:

- Removal of an existing Detached Garage to accommodate a New Detached Garage.
- Enclosing part of Front Open Porch for Bathroom Addition.
- Box Window addition on the left side of the Family Room and the right side of the Kitchen.
- Altered Driveway
- Altered Fence
- Removal of Front Walkway

The proposed additions/alterations conform to all Setback, Height and Area requirements except for the Minimum Side Yard Set Back and the Maximum Coverage by Improvements, within the First 175 Feet and the Total Lot:

(V1) - Section 190-101-E.-(3) – Minimum Side Yard Set Back: Where 20.92 Feet is required to an attached box window, 18.5 Feet is proposed, a difference of 2.42 Feet. This is an improvement upon the existing box window setback of 18.0 Feet.

(V2) – Section 190-101-E.-(16) – Maximum Coverage by Improvements (Within First 175’): Where a maximum 8,750 SF is allowed, 10,081 SF is proposed, a difference of 1,331 SF. The proposed project results in a net increase of 87 SF from the existing non-conforming condition.

(V3) – Section 190-101-E.-(16) – Maximum Coverage by Improvements (Total Lot): Where a maximum 35% or 9,489.55 SF is allowed, 38.35% or 10,399 SF is proposed, a difference of 3.35% or 909.45 SF. The proposed project results in no net increase from the existing non-conforming condition.

For (V1), we are applying for a C-1 variance, and for (V2) & (V3), we are applying for a C-2 variance to seek relief from the Zoning Ordinance.

(V1) Hardships & Merits:

Hardships:

1. Non-conforming Location of Existing Dwelling

- The existing dwelling does not meet the minimum side yard setback on the right-side of the property.
- This restricts the possibility of altering the existing box window in the Kitchen without requiring a variance.
- If the existing location of the dwelling were shifted over to the left, the right-side wall would conform to the required setbacks in the zone and a variance for the box window would not be required.

Merits:

1. New Box Window projects less than existing to be removed.

- The existing box window projects approximately 1’-6” from the existing dwelling.
- The proposed box window will project only 8” from the existing dwelling, being set further back than the existing.

2. Box Window is a cantilevered structure with no foundation.

- The bottom of the box window will be approximately 7’-0” from grade, with no foundation.

(V2) & (V3) Merits:

1. Correction of Existing Garage Setback Nonconformities

- The existing Detached Garage to be removed is a non-conforming structure relative to the required side yard and rear yard setbacks. Where 5.0 Feet is required, currently, there's only 3.2 feet to the right-side property line and 4.8 Feet to the rear property line.
- The New Detached Garage location will conform to all required setbacks, with 6.5 Feet to the right-side property line, and 10.3 Feet to the rear property line.
- This will pull the Garage away from the neighboring properties, bringing it into compliance which presents a great benefit to all adjacent neighbors.

2. Fire Safety Benefits

- The existing garage currently presents a fire safety risk due to its proximity to the property lines.
- The proposed Detached Garage will meet the minimum fire-code setback requirements, reducing potential fire hazards and improving overall site safety.

3. Alleviating Storm Drainage Issues

- The existing Detached Garage contributes to water runoff and ponding, which has negatively impacted neighboring properties.
- Proposing a new Detached Garage provides an opportunity to resolve these issues through careful placement, re-grading of the site, and the installation of a Seepage Pit to safely divert stormwater away from neighboring properties. (A detailed Stormwater Management Plan will be prepared by a licensed Civil Engineer.)
- These measures are expected to mitigate or eliminate existing drainage problems, improving site conditions and protecting adjacent properties.

4. Not Net Increase in Total Lot Impervious Coverage

- To address the existing setback nonconformity, the proposed detached garage must be moved forward and to the left, resulting in an increase of 87 SF of impervious coverage within the first 175 feet of the lot, when accounting for the necessary changes to the driveway. This will require a variance.
- However, through careful site design, including the reconfiguration of the driveway and removal of the existing front walkway, the net increase in total lot impervious coverage is 0 SF.
- As a result, the project will have no adverse impact on the property's area of pervious surfaces that allow water to percolate into the ground.
- When combined with the proposed stormwater mitigation measures, the project is expected to improve the management of water runoff across the site, benefiting both the property and neighboring areas.

Given these hardships and merits, we argue that the proposal **does not impair the intent of the zoning ordinance**, which seeks to control overbuilding and protect the neighborhood, **nor does the requested deviation create any detriment to neighboring properties or the surrounding community**. The proposal is limited to what is necessary to address the existing nonconforming and problematic location of the detached garage, while improving its functionality, aesthetics, and safe use.



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: 55 Valley View Ave, also
known as BLOCK 1916 LOT 9

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, 10 / 10 / 2025
Signature of HPC Secretary - date

For further information regarding review by the Historic Preservation Commission, please call or contact Jane Wondergem at (201) 670-5500 ext: 2240 or via email at: jwondergem@ridgewoodnj.net



VILLAGE OF RIDGEWOOD

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 55 Valley View Ave, also known as Block 1916 Lot 9 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: 10/10/2025 Christopher J. Rutishauser for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 1916, LOT 9, 55 Valley View 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 W. [Signature] 10/10/25
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 W. [Signature] 10/10/25
Signature of Zoning Board Secretary



VILLAGE OF RIDGEWOOD

131 N. MAPLE AVENUE, RIDGEWOOD, NJ 07450

January 30, 2026

Mr. & Mrs. Brian Zumbolo
55 Valley View Road
Ridgewood, N.J. 07450

Re: Block 1916 Lot 9
55 Valley View Road

Dear Mr. & Mrs. Zumbolo:

A review of your application for a building permit regarding 55 Valley View Road, (R-110 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the construction of a detached garage which would result in total coverage by improvement, within the first 175 feet, of 42.35%/10,081 square feet, where 40%/8,750 square feet is the maximum permitted; and would maintain total coverage by improvement of 38.35% where 35% is the maximum permitted.

Under the provisions of § 190-119H(1)(2) Article X of the Ridgewood Village Code, "Coverage by improvements ... total lot area: 25,000 and over – 35%"; "... the coverage by improvements located within the following specified distances of the front lot line shall comply with the following schedule: total lot area: 14,000 to 24,999 – 40%, but not above 8,750 square feet".

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

Sincerely,

Paola G. Perez
Assistant Zoning Officer
Technical Assistant to the Construction Official
Village of Ridgewood
201-670-5500 x2212
pperez@ridgewoodnj.net