

APPLICATION FORM

VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: ~~RECEIVED JAN 29 2020~~ BLOCK(S): 1509 LOT(S): 3

ADDRESS OF SUBJECT PROPERTY: 590 Cliff St.

APPLICANT NAME: Manger APPLICATION NO.: ZBA 20-03

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	200.00	800.00
<input type="checkbox"/> "D" Variance (§190-34) - \$1,000 each for prohibited use, expansion of nonconforming use, or density; \$500 each for building height at least 10% over maximum		
<input type="checkbox"/> Appeal of Zoning Officer Decision (§190-29)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30)		
<input type="checkbox"/> Certification of Nonconforming Use/Structure (§190-126G)		
<input type="checkbox"/> Minor Subdivision (§190-45)		
<input type="checkbox"/> Preliminary Major Subdivision (§190-46)		
<input type="checkbox"/> Final Major Subdivision (§190-47)		
<input type="checkbox"/> Exception from Subdivision Design Standards (§190-60)		
<input type="checkbox"/> Permit for Area on Official Map (§190-31)		
<input type="checkbox"/> Permit for Lot not Abutting Street (§190-32)		
<input type="checkbox"/> Extension of Approval (§190-36D, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
TOTAL	200.00	800.00

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

PART I. APPLICANT AND OWNER INFORMATION

- A. Applicant Name JUSTIN HANGER
- B. Applicant's Mailing Address 590 CLIFF ST. RIDGEWOOD NJ
- C. Applicant Telephone No. 917 370 0315 If unlisted, check here ☐
- D. Applicant Email HANGER@GMAIL.COM
- E. Applicant's Attorney Name NOT APPLICABLE
- F. Applicant's Attorney Address NA
- G. Attorney Telephone No. NA Attorney Email NA
- H. Property Owner's Name JUSTIN & ANNA HANGER
- I. Property Owner's Mailing Address 590 CLIFF ST. RIDGEWOOD NJ
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
OWNER

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 590 CLIFF ST.
- B. Tax Map Block Number(s) 1509 Lot Number(s) 3
- C. Zone District(s) R2
- 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.

NA

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

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

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

- G. Existing Use (check all that apply).

☒ Single Family Residence.

☐ Two Family Residence

☐ Other Use (Explain): _____

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

REFER TO ATTACHMENT #1

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).

REFER TO ATTACHMENT #1

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 checked="" 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):

REFER TO ATTACHMENT #1.

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

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


PART V. SIGNATURES AND AUTHORIZATIONS

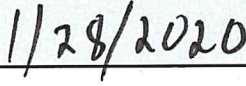
The undersigned applicant and owner do hereby certify that all the statements contained in this application are true to the best of their knowledge.

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

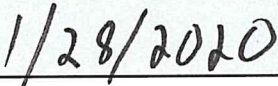
The undersigned applicant and owner consent to the entering and inspection of the subject premises by the Board and its staff as necessary for the review of this application.

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


Applicant/Appellant


Date


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 1509 LOT 3 ZONE R2 CORNER LOT? Yes ☐ No ☒

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10500	7802	7802	No
Min. lot width at min. front yard setback (feet) ²	75.0	60.0	60.0	No
Min. front yard setback, principal building (feet) ³	40.0	25.0	25.0	No
Min. each side yard setback, principal building (feet) ^{3, 4}	10.0	12.0	12.0	YES
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	19.88	29.4	29.4	YES
Min. rear yard setback, principal building (feet) ³	30.0	64.5	68.3	YES
Max. building height, principal building (feet) ⁶	30.0	15.0	29'-8"	YES
Max. building height, principal building (stories) ⁷	2 1/2	1	2	YES

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20	18.13	18.00	YES
	(sq. ft.)	1572	1420	1403	YES
Max. coverage within [140] feet of front lot line ^{8, 9}	(percent)	20	18.13	18.00	YES
	(sq. ft.)	1572	1420	1403	YES

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45	31.30	33.35	YES
	(sq. ft.)	3538	2400	2544	YES
Max. coverage within [140] feet of front lot line ^{9, 10}	(percent)	45	31.30	33.35	YES
	(sq. ft.)	3538	2400	2544	YES

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	35	12.0	23.0	YES
	(sq. ft.)	2571	990	1850	YES
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	35	12.0	23.0	YES
	(sq. ft.)	2571	990	1850	YES

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	7.5	4.7	4.7	YES
	(sq. ft.)	590	374	374	YES
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	7.5	4.7	4.7	YES
	(sq. ft.)	590	374	374	YES

JOSEPH J. BRUNO, AIA

ARCHITECT

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

29 PASCACK ROAD

PARK RIDGE, NEW JERSEY 07656

TELEPHONE/FACSIMILE 201-307-1115

LICENSE NO. AI10379

January 27, 2020

ADDITION AND ALTERATIONS TO THE
MANGER RESIDENCE
590 CLIFF STREET
RIDGEWOOD, NEW JERSEY

ATTACHMENT #1

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

PART II H:

THE PROPERTY IS DEVELOPED WITH A 1 STORY RANCH STYLE HOUSE. THE INTERIOR LAYOUT INCLUDES TWO BEDROOMS, ONE BATH, KITCHEN, LIVING ROOM and DINING ROOM. AN ASPHALT DRIVEWAY IS LOCATED ON THE SIDE OF THE HOUSE. ALTHOUGH WELL KEPT THE HOUSE AND GROUNDS ARE IN NEED OF UPDATING.

PART III B: THE PROPOSED DEVELOPMENT IS AS FOLLOWS:

FIRST FLOOR:

- THE INTERIOR AND EXTERIOR OF THE HOUSE WILL BE RENOVATED AND UPDATED. A SECOND FLOOR ADDITION TO ACCOMMODATE THREE BEDROOMS AND TWO BATHS IS PROPOSED. ONE OF THE BEDROOMS WILL BE UTILIZED AS A DEN. THE OTHER BEDROOM WILL BE UTILIZED AS A GUEST BEDROOM FOR OLDER OUT OF TOWN (COUNTRY) PARENTS.

PART IV A: THE PROPOSED PROJECT IS IN VIOLATION OF THE FOLLOWING CHAPTERS OF THE ZONING ORDINANCE:

THE PROPOSED PROJECT IS IN VIOLATION OF CHAPTER 190-104 E (2) FRONT YARD SETBACK. 40'-0" IS REQUIRED. 25'-0" IS PROPOSED TO MATCH THE EXISTING.

PART IV B:

THE VARIANCES MAY BE GRANTED AS THE PROPOSED DEVELOPMENT WILL GREATLY IMPROVE A PROPERTY THAT IS IN NEED OF UPDATING. FURTHER REASONS ARE AS FOLLOWS:

- THE PROPOSED SECOND FLOOR ADDITION WILL NOT ENCROACH FARTHER INTO THE EXISTING FRONT YARD. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE MANNER IN WHICH THE NEIGHBORHOOD HAS DEVELOPED OVER TIME.

- THE PROPOSED FRONT YARD SETBACK (25.0') IS GREATER THAN THE AVERAGE FRONT YARD SETBACKS ON THE SAME SIDE OF THE STREET (20.11').

END OF ATTACHMENT



VILLAGE OF RIDGEWOOD

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

201-670-5500 Ext 511
201-670-5532 Fax
jamott@ridgewoodnj.net

Jessica Amott
Tax Collector

* CERTIFICATION OF TAXES *

Date: January 3, 2020

Re: Block 1509 Lot 3

Owner: Manger, Justin & Anna

Location: 590 Cliff St.

Please be advised that taxes are paid through the 4th quarter 2019.

There are/are no assessments for improvements confirmed against the property.

RIDGEWOOD TAX OFFICE
(201) 670-5500, EXT. 511

*I verify that this information accurately
reflects municipal tax records.*

Taxes doc/certification/

**Tax Collector
Village of Ridgewood
Bergen County**





VILLAGE OF RIDGEWOOD

BERGEN COUNTY, NEW JERSEY
DEPARTMENT OF PUBLIC WORKS

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

131 N. MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07451
PHONE: (201) 670-5500, Ext. 238
FAX: (201) 670-7305

FLOOD INSURANCE RATE MAP INFORMATION / CRS-320

The property located at 590 CLIFF ST., also known as Block 1509 Lot 3
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 X34003C0176H 34003C0177H
34003C0178H

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

The property is also located in: Floodway Repetitive Loss Area X 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.

X is not located in a Special Flood Hazard Area. However, the property may still be 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 on the FIRM. 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: _____ Lowest Shingle Elevation: _____ First Floor Elevation: _____

Dated: 1/6/2020

Joan M. for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer



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

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 240
FAX: (201) 670-7305

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 590 Cliff St, also

known as BLOCK 1509 LOT 3

☒ 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 and the proposed improvements need variance relief.

☐ The property is located in a residential historic district described in the Historic Plan Element of the Master Plan and the proposed improvements need variance relief.

IF THE PROPERTY REFERENCED ABOVE REQUIRES REVIEW BY THE HPC, the property owner or applicant shall provide the HPC Secretary with 10 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, 1/6/2020
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: 240 or via email at: jwondergem@ridgewoodnj.net

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 1509, LOT 3, 590 Cliff St (STREET ADDRESS)

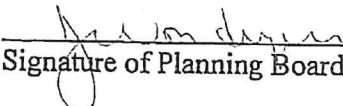
was the subject of:

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.

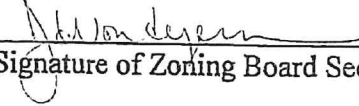

Signature of Planning Board Secretary

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.


Signature of Zoning Board Secretary