

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED <u>APR 20 2021</u>	BLOCK(S): <u>2514</u>	LOT(S): <u>3</u>
ADDRESS OF SUBJECT PROPERTY: <u>1169 Melrose Place</u>		
APPLICANT NAME: <u>JACKSON</u>		APPLICATION NO.: <u>ZBA 21-18</u>

TYPE OF APPLICATION(S) - check all that apply	Application Fee(s)	Escrow Deposit(s)
<input checked="" type="checkbox"/> "C" Variance (§190-33) - \$200 per variance, max. \$1,000		
<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 LISA COHEN
- B. Applicant's Mailing Address 21-03 RADBOEN RD, FAIRLAWN, NJ 07410
- C. Applicant Telephone No. 201-492-3767 If unlisted, check here ☐
- D. Applicant Email LISA@LMCARCHITECTURE.COM
- E. Applicant's Attorney Name -
- F. Applicant's Attorney Address -
- G. Attorney Telephone No. - Attorney Email -
- H. Property Owner's Name Beth and Mark Jackson (609) 865-3423
bsd184@gmail.com
- I. Property Owner's Mailing Address 169 Melrose Place, Ridgewood, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
-

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 169 MELROSE PL.
- B. Tax Map Block Number(s) ~~2514~~ 2514 Lot Number(s) ~~3~~ 3
- C. Zone District(s) ~~R-1~~ R-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.

- 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): _____

Per Jane Wondergem, she will attach this document.

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

EXISTING SPLIT LEVEL RESIDENCE WITH SLATE PATIO AND PREVIOUSLY APPROVED IN-GROUND POOL.

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 FRONT PATIO AND CONSTRUCTION OF AN ENLARGED, COVERED PATIO AT GRADE. ADDITIONAL FACADE IMPROVEMENTS INCLUDING NEW SIDING AND NEW ROOF ABOVE AT GARAGE.

- 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) |

N/A

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):

190-102, E-2

NEW PATIO EXCEEDS REQUIRED FRONT YARD SETBACK OF
40' AT ITS PLANNED 35.8'

- 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):

- | |
|--|
| <input type="checkbox"/> Permit for Area on Official Map (see §190-31F(1) through (3)) |
| <input type="checkbox"/> Permit for Lot not Abutting Street - Official Map (see §190-32F(1) and (2)) |
| <input checked="" type="checkbox"/> "C" Variance (see §190-33G(1), (2) and (3)) |
| <input type="checkbox"/> "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

4.13.21

Date



Owner

4-14-21

Date



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500

(201) 670-5549

February 22, 2021

Mr. & Mrs. Mark Jackson
169 Melrose Place
Ridgewood, N.J. 07450

Re: Block 2514 Lot 3
169 Melrose Place

Dear Mr. & Mrs. Jackson:

A review of your application for a building permit regarding 169 Melrose Place, (R-1 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the construction of an open porch which would result in a front yard of 35.8 feet where 40 feet is the minimum required.

Under the provisions of § 190-102E(2) Article X of the Ridgewood Village Code, "Minimum front yard: 40 feet".

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

Very truly yours,

A handwritten signature in blue ink, reading "Paola G. Perez", is written over a horizontal line.

Paola G. Perez
Assistant Zoning Officer

PGP

Beth Jackson
169 Melrose Place
Ridgewood, NJ 07450
609-865-3423
Bsd184@gmail.com

April 16, 2021

Village of Ridgewood
Board of Adjustment
131 North Maple Avenue
Ridgewood, NJ 07450

Dear Board of Adjustment,

We fell in love with Ridgewood after our first visit, years ago, and were so excited to move here. We envisioned living in one of the classic Victorian or Craftsman homes with a welcoming front porch, that give Ridgewood such unique charm. During our search, we were surprised to discover that a 1961 split level home met the needs of our family the best.

Now that we have settled into the home, it is apparent that the front porch is neither safe nor functional. It is currently twenty-seven inches off the ground with no railing, which is hazardous for our 3 year old and 9 month old children. We plan to drop it down to create a blue stone porch that is six inches off the grass, and extends the length of the house. As you can see from the plans submitted, we are hoping to cover the porch, adding both function and charm, enhancing the overall curb appeal and better aligning with the beautiful characteristics of neighboring homes (see attached photos). We do not plan to add any depth to the porch, and it would remain open.

While the far corner of the porch would be thirty-six feet from the property line instead of the required forty feet, we are uniquely positioned on the lot such that this is the perfect application for a variance. Our home is nestled down a hill, away from the road, and the home sharing the property line in question sits around the bend from us, far back on the lot, quite a distance from the property line. I've already spoken with our neighbor at 165 Melrose Place, and she has no concerns and will be happy to provide a letter when the time comes. While I've included photos, we would welcome a visit from a Village representative which may give a better sense of our home's position relative to neighbors.

It would be a dream to create a space for our family to build community with neighbors, while also helping Ridgewood to maintain its characteristic charm and beauty.

Please let us know if you have any questions and many thanks in advance for your consideration!

Sincerely,

A handwritten signature in black ink, appearing to read 'Beth Jackson', with a long horizontal flourish extending to the right.

Beth Jackson



VILLAGE OF RIDGEWOOD

131 N. Maple Ave.
Ridgewood, NJ 07450

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

Mary Jo Gilmour
Tax Collector

CERTIFICATION REGARDING PAYMENT OF TAXES AND ASSESSMENTS

Date 4/20/21

Re Block 2514 Lot 3

Owner Jackson, Mark R & Elizabeth

Location 169 Melrose Pl

Please be advised that of this date there

 are
☒ are not (check one)

se.
overdue or delinquent property taxes or assessments for improvements for the above
referenced property.

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



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 1169 MELROSE PL, also known as Block 2514 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 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: 4 / 20 / 2021

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



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

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07450

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

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 169 Melrose Pl, also

known as BLOCK 2514 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, 4 / 20 / 2021
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 2514, LOT 3, 169 Melrose Pl (STREET ADDRESS)

was the subject of:

Planning Board action on: 1960

☐ A resolution is attached.

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

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

[Signature] 4/20/21
Signature of Planning Board Secretary

Zoning Board action on: 7/18/66

☐ A resolution is attached.

☒ A resolution is not attached. (If no resolution is available, provide a short explanation.) Index Card - re: subdivision

☐ There are no records of any zoning board applications for this property address.

[Signature] 4/20/21
Signature of Zoning Board Secretary

BLOCK 2514 - Lot 3

Application of J. Robert Stout for a variance to create a lot having a frontage of 75.71 feet on Melrose Place and an area of 15,000 sq. ft. -

GRANTED 7/18/60 subject to approval of subdivision by Planning Board