



# VILLAGE OF RIDGEWOOD

BERGEN COUNTY, NEW JERSEY  
DEPARTMENT OF PUBLIC WORKS

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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  
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## FLOOD INSURANCE RATE MAP INFORMATION / CRS-320

The property located at 500 Rt 17 S, also known as Block 4703 Lot 10  
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: 4/19/2021

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: 500 Rt 17 S, also

known as BLOCK 4703 LOT 10

X 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, 4/19/2021  
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](mailto:jwondergem@ridgewoodnj.net)

# CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 4703, LOT 10, 500 E 17 S (STREET ADDRESS)

was the subject of :

Planning Board action on: 11/21/69

☒ A resolution is attached. 7/15/75

☒ A resolution is not attached. (If no resolution is available, provide a short explanation.) 1/21/69 - Subdivision

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

4/19/21  
Signature of Planning Board Secretary

Zoning Board action on: 11/8/75, 6/9/93

☐ A resolution is attached.

☒ A resolution is not attached. (If no resolution is available, provide a short explanation.) copy of index cards attached.

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

4/19/21  
Signature of Zoning Board Secretary



SUN OIL COMPANY  
SITE PLAN RESOLUTION

WHEREAS, Sun Oil Company by application dated February 10, 1975 applied to the Planning Board for site plan approval for the construction of an addition to the existing Gasoline Service Station on Lot 10 in Block 4703 as shown on the 1969 Tax Map of the Village of Ridgewood and located on State Highway Route 17; and

WHEREAS, reports on said site plan have been received from the Engineering Division, the Village planning consultant and the attorney for the Planning Board; and

WHEREAS, the Planning Board has reviewed the said site plan and reports the following findings of fact with respect to said application:

1. The premises are owned by Gladys H. Simpson under appeal by a deed dated February 2, 1971, recorded in Book 5511 of deeds for Bergen County at Page 361.
2. The premises are located in the OB-2 Zone District and are subject to the regulations thereof as provided in Chapter 33 of the Village Code.
3. On October 8, 1974, the applicant filed an appeal to the Board of Adjustment of Ridgewood seeking its recommendation of a use variance, pursuant to N.J.S.A. 40:55-39(d), from the regulations of Section 33-49 (a) and (b) of the Village Code, inasmuch as the existing use is non-conforming.

4. The appeal was heard on December 18, 1974, and by resolution dated January 8, 1975, the Board of Adjustment recommended the requested use variance to the Governing Body of the Village of Ridgewood, subject to any and all other requirements and revisions which the Planning Board and/or the Governing Body might recommend.
5. The proposal, when implemented, will provide additional service facilities for the existing gasoline service station.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Article V, Section 33-14 and Section 33-35 of Chapter 33 of the Village Code, the Planning Board does hereby grant approval of the aforesaid site plan consisting of the following drawings:

(1) Site Plan showing improvements and the proposed addition, dated May 2, 1974, revised to May 7, 1975; (2) Elevations and Plans, dated February 12, 1975; and (3) Wall Sections and details, dated May 23, 1973, all as prepared by Sun Oil Company, subject only to the following condition:

1. Said site plan will only become valid after the governing body of the Village of Ridgewood grants the variance relief requested by the applicant in accordance with N.J.S.A. 40:55-39(d).

July 15, 1975

Block 4703 Lot 10  
520 State Highway 17

Case No. 74-10-3

SUN OIL CO. OF PENNSYLVANIA addition of  
one bay to existing nonconforming 2-bay gas  
station

Recommended favorably to governing body 1/8/75

Block 4703 Lot 10  
500 Route 17 South

93-22

An appeal of SCOTT CRISPANO to permit a retail store  
in the OB-2 zone which is not a permitted use.

HEARD: May 19, 1993  
DECISION: June 9, 1993 APPROVED WITH CONDITIONS