

VILLAGE OF RIDGEWOOD - APPLICATION FOR DEVELOPMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED RECEIVED MAY 24 2021 BLOCK(S): 4202 LOT(S): 15

ADDRESS OF SUBJECT PROPERTY: 142 Kenilworth Road

APPLICANT NAME: McTigue APPLICATION NO.: PB2021-03

☒ 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)		
<input type="checkbox"/> Preliminary Major Site Plan (§190-46)		
<input type="checkbox"/> Final Major Site Plan (§190-47)		
<input checked="" type="checkbox"/> Minor Subdivision (§190-45)	1,200 -	4,800 -
<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)	200 -	800 -
<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 -		
<input type="checkbox"/> Amendment of Master Plan or Development Regulations (§190-143, -144) (PB or Council Only)		
TOTAL	1,400 -	5,600 -

Pd 5/24/21

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 MAUREEN McTIGUE
- B. Applicant's Mailing Address 142 KEVILWORTH RD.
- C. Applicant Telephone No. 201-652-8500 (ATTY) If unlisted, check here ☐
- D. Applicant Fax No. 201-652-2995 (ATTY)
- E. Applicant's Attorney Name DAVID L. RUTHERFORD, ESQ.
- F. Applicant's Attorney Address 141 DAYTON ST., P.O. BOX 1108,
RIDGEWOOD, NJ 07471
- G. Attorney Telephone No. SEE ABOVE Fax Machine No. SEE ABOVE
- H. Property Owner's Name SAME AS APPLICANT
- I. Property Owner's Mailing Address " " "
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
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

N/A

PART II. PROPERTY INFORMATION

A. Address of Subject Property: 142 KENILWORTH RD.

B. Current Tax Map Block Number(s) 402 4202 Lot(s) 15

C. Zone District(s) R-2

D. Does the owner or applicant now own or have any interest in any other property that adjoins 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 p (check one) ☐ Yes ☐ No If yes, describe below or on a separate sheet

SEE R20R

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 R20R

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.

SEE R20R

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.)

B. Describe the **proposed improvements, including buildings, paving, utilities, storm drainage, lighting, signs, landscaping, fencing, etc. and any alterations to existing improvements.**

See Rise.

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 Recorder

- ☐ Plat
- ☒ Deed

PART IV. SIGNATURES AND AUTHORIZATIONS

A. Certification/Agreement by Applicant/Appellant.

The undersigned applicant does hereby certify that all the statements contained in this application are true to the best of my knowledge. The undersigned also agrees to keep current all escrow accounts for review of this application and to pay any outstanding balances. The undersigned also consents to the entering & inspection of the subject premises by the Board & its staff as necessary for the review of this application.



David S. Rutherford, Esq.
An Attorney at Law of New Jersey

J-10-21

Date

B. Owner Consent. If the applicant is not the property owner, the following consent must be signed by the property owner:

The undersigned owner(s) hereby affirm that this application is being made with my/our knowledge and consent and that the information contained herein is true and correct to the best of my/our knowledge. The undersigned also consents to the entering & inspection of the subject premises by the Board & its staff as necessary for the review of this application.

N/A

Owner

Date

C. Authorization of Agent. If the applicant is not the property owner, contract purchaser or other person having a proprietary interest in the subject property, the following authorization must be signed by the property owner:

I/We, the undersigned, hereby affirm that the applicant named in Part I of this application form

☐ is authorized to act as my/our agent in this matter, and I/we agree to any and all terms and conditions that may be imposed on the subject property as a result of this application, to the maximum extent permitted by law.

☐ is NOT authorized to act as my/our agent in this matter, and I/we or my/our legal representative agree to attend the public hearing(s) on this matter in order to represent our interest and express our consent, or lack thereof, to any and all terms and conditions that may be imposed on the subject property as a result of this application.

N/A

Owner

Date

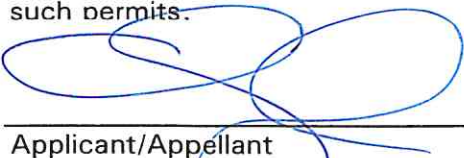
PART IV. SIGNATURES AND AUTHORIZATIONS (continued)

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

David L. Rutherford, Esq.
An Attorney at Law of New Jersey

J-10-21

Date

Owner

Date

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*

- 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)

See Rider

Violations of zoning regulations (§190-96 through §190-128)

See Rider

Violations of official map regulations (§190-129 through §190-133)

See Rider

- 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))
- ☐ Exception from Design Standards - subdivisions and site plans only (see §190-60)

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 applicatic

See Prior

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.

See Prior

RIDER TO APPLICATION FOR MINOR SUBDIVISION APPROVAL

Re: Maureen McTigue

Property: 142 Kenilworth Rd., Ridgewood, New Jersey 07450
Block 4202 Lot 15

The purpose of this Application for Minor Subdivision Approval is to relocate the lot line between Lot 15 and present Lot 18 in Block 4202, so that the in-ground swimming pool in the rear of Lot 15 will become part of Lot 18. No changes to the properties are proposed, other than the relocation of the pool equipment onto expanded Lot 18. When the subdivision is perfected, there will be a Deed of Consolidation by the owners of Lot 18 combining the newly-created lot with present Lot 18.

Additional Information:

Part II, Item E:

Deed Restrictions, etc. Lot 15 is not subject to any easements or restrictions. See Owner's Policy O-9917 446148 issued by Stewart Title Guaranty Company attached.

Part II, Item F:

Prior Applications. Lot 15 was the subject of a prior application to the Zoning Board of Adjustment for lot coverage of 23.01% within the first 140 feet of the lot, where only 20% is permitted. That application was granted. A copy of the index card is attached.

Part II, Item H:

Existing Use and Improvements. There is a single-family home, with detached garage and in-ground swimming pool on Lot 15.

Part III, Item B:

Proposed Improvements. There are no improvements proposed, other than the relocation of the pool equipment as noted above.

Attachment - Proposed Violations:

Violation of Zoning Regulations. New Lot 15 will have coverage by above-grade structures measured over the entire lot of 20.9% of lot area, where only 20% is permitted. Other non-conformities are not affected by the subdivision. There is no change in existing gross building area on either lot. The applicant has requested that the plan be reviewed by the Village Zoning Officer, as well as the Village Planner to ensure that all needed variances have been

identified.

Request for Waiver of Submission Requirements:

See Checklists attached.



David L. Rutherford,
Attorney for Applicant

Dated: May 10th, 2021

Block 4202 Lot 15 R-2 zone
142 Kenilworth Road

08-79

An appeal of MICHAEL ETZRODT AND MAUREEN MC TIGUE for the construction of an addition which will result in a lot coverage within 140 feet of the front lot line of 23.01% where 20% is the maximum permitted. Also proposed is the demolish of an existing detached garage and rebuilding a new one in its existing location with a side yard setback of .54 feet where 5 feet is the minimum required.

HEARD: 1/27/09
DECISION: 2/24/09 - APPROVED

Copy of index card
for ZB application. F
cannot locate the file

MINOR SUBDIVISION

§ 190-69. Minor subdivisions.

In addition to the requirements indicated in § 190-67 (SEE BELOW), the information below shall be shown on the plans for all minor subdivision applications. Minor subdivision plans to be filed with the County Recording Officer shall use a sheet size of either 8.5 inches by 13 inches, 15 inches by 21 inches, 24 inches by 36 inches or 30 inches by 42 inches.

I NA W C

- | | | | | |
|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Name of the map. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Dimensions, bearings and curve data for all property lines and easements. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Location and description of existing and proposed monuments, including monuments where found, monuments set or reset, and monuments to be set or reset. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Proposed lot and block numbers for each proposed lot. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Reference meridian for North arrow shown graphically. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Date of the survey. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Required building envelopes drawn for each lot, showing graphically and by dimension the minimum front, side and rear yard setbacks, as well as any easements within which the construction of buildings is prohibited. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. Location, dimensions and nature of existing and proposed improvements in any streets, within or abutting the tract. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Existing and proposed topographic contours, both for the tract and for adjacent areas affecting and affected by the development. Contour intervals shall not exceed the following: up to 10% grade: two feet; over 10% grade: five feet. Contour elevations shall be referenced to the National Geodetic Vertical Datum of 1929. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | J. Location of existing and proposed wells and septic systems and location of existing and proposed connections to public water and sanitary sewer systems, as well as connections to other utilities. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | K. Certification from a licensed surveyor as to the accuracy of the details on the plat and as to compliance with provisions of the Map Filing Law. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | L. Certification from a licensed surveyor as to the setting of monuments or from the Village Clerk as to the posting of a bond for the future setting of monuments. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | M. Certification from the Village Engineer as to the plat's compliance with the provisions of the Map Filing Law and all applicable Village ordinances and requirements. |

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

I N A W C

☐ ☐ ☒ ☐

N. A statement from the Village Engineer that he has received a map showing all utilities in exact location and elevation identifying those portions already installed and those to be installed, and that the developer has installed all improvements in accordance with all Village regulations and/or a statement by the Village Clerk that proper performance guaranties have been posted with the Village Council for the installation of required improvements.

☐ ☐ ☒ ☐

O. When approval of a plat is required by an officer or agency of the Village, county or state, such approval shall be referenced and certified on the plat.

§ 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 N A W C

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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 = Incomplete

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C = Complete

I N A W C

- ☐ ☐ ☐ ☒ 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.
- ☐ ☐ ☒ ☐ (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.

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C = Complete

I N A W C

- [] [] [] [✓] (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.
- [] [] [] [✓] 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:

I = Incomplete

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C = Complete

I N A W C
☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

(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.

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NA = Not Applicable

W = Waiver Granted

C = Complete

I N A W C
☐ ☒ ☐ ☐

(6) Calculations. Comprehensive hydrologic and hydraulic design calculations for the predevelopment and post-development conditions for the design storms specified in § 190-83D(4), (5) and (6).

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(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).

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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:

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(1) A current survey of the site indicating existing conditions.

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(2) All existing and proposed impervious cover areas.

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(3) All methods of capturing and directing stormwater runoff into seepage tanks.

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(4) All inlet and pipe sizes.

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(5) Manufacturer's drawings and installation details of all proposed products.

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(6) Existing and proposed contours and/or spot elevations sufficient to allow calculation of soil movement and accurately depict drainage patterns.

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(7) Limits of disturbance for all proposed work.

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(8) All trees with a trunk diameter of at least six inches at breast height to be removed and to remain.

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(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.

I = Incomplete

NA = Not Applicable

W = Waiver Granted

C = Complete

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(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.

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(11) All existing streams, brooks, or other natural or man-made drainage facilities, and including utilities when pertinent to any proposed use or construction.

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(12) Proposed landscaping, showing the treatment of non-impervious areas.

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(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).

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(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).

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(16) Limits of wetlands and associated transition areas.

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