

# VILLAGE OF RIDGEWOOD - APPLICATION FOR DEVELOPMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: MAY 20 2020 BLOCK(S): 4104 LOT(S): 3

ADDRESS OF SUBJECT PROPERTY: HOPPER RIDGE TOWNHOUSES 41 KIRK LN

APPLICANT NAME: HOPPER CONDOMINIUM ASSOC APPLICATION NO.: PB2020-02

☐

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 checked="" type="checkbox"/> Preliminary Major Site Plan (§190-46)		
<input checked="" type="checkbox"/> Final Major Site Plan (§190-47)		
<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 Design Standards (§190-60)		
<input type="checkbox"/> "C" Variance (§190-33)		
<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)		
<b>TOTAL</b>		

**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 Hopper Condominium Association, Inc.
- B. Applicant's Mailing Address: 41 Kira Lane, Ridgewood, NJ 07450
- C. Applicant Telephone No. 917 882 0817 If unlisted, check here ☐
- D. Applicant Fax No. \_\_\_\_\_
- E. Applicant's Attorney Name David Rutherford, Esq.
- F. Applicant's Attorney Address: 141 Dayton Street, #203, Ridgewood, NJ 07450
- G. Attorney Telephone No 201-652-8500 Fax Machine No. 201-652-2995
- H. Property Owner's Name Hopper Condominium Association, Inc.
- I. Property Owner's Mailing Address 41 Kira Lane, Ridgewood, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
\_\_\_\_\_
- 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

## PART II. PROPERTY INFORMATION

A. Address of Subject Property: HCA, Inc. c/o Tom Buda 41 Kira Lane, Ridgewood, NJ 07450

B. Current Tax Map Block Number(s) 4104 Lot(s) 3

C. Zone District(s) R-1A

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 shee

1) Drainage Easement, 2) 15' Sanitary, 3) See Filed Map #

F. Has there been a previous application or appeal to the Board of Adjustment, Planning Board o Village Council involving these premises? ☒ Yes ☐ No If yes, describe below and submit a copy of the resolution(s).

Yes. Original Site Plan Approved in 1986 by the Planning Board.

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.

Hopper Ridge consists of 36 Townhomes on 10.3 Acres in clusters of 4 units. The units are atop dated landscape tie retaining walls.

### 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.)

Replace dated landscape tie crib walls with a textured faced geogrid reinforced segmental concrete block wall.

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

Propose to replace the dated landscape tie retaining walls with geogrid reinforced textured segmental concrete block walls. Includes drainage improvements, fall protection split rail fence and landscaping. Additional goal is to restore the on-stream ponds with the assistance of the Bergen County Mosquito Commission.

#### 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.

  
Applicant/Appellant      Date 3/8/2020

##### 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.


  
Owner      Date 3/8/2020

##### 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 for

☒ 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.

  
Owner      Date 3/8/2020

PRESIDENT, HCAI, INC.

**PART IV. SIGNATURES AND AUTHORIZATIONS (continued)**

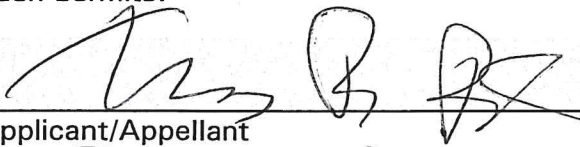
**D. Anticipated Changes in Application Information.**

The undersigned owner and applicant affirm that there:

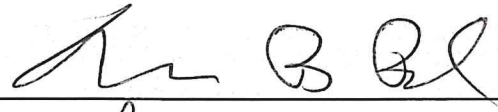
☒ ARE ~~NOT~~ now pending or planned any actions, transactions or other events that will change any of the certifications, consents, authorizations or other information presented in this application form, including but not limited to the identity of the applicant or owner and their contact information, 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.

 3/8/2020  
Applicant/Appellant Date

THOMAS B BUDA

 3/8/2020  
Owner Date

PRESIDENT  
HCAI, INC.

**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)

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

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

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

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.