

**VILLAGE OF RIDGEWOOD
BOARD OF ADJUSTMENT
Meeting Minutes
February 25, 2025**

Opening:

The public meeting of the Zoning Board of Adjustment of the Village of Ridgewood was called to order at 7:35 p.m.

Present: Greg Brown, Matthew Bandelt, Jonathan Papietro, Jamie Fox, Yelena Raytser (7:43 p.m.), Khidir Abdalla and Matthew Swan. Also present were Bruce Whitaker, Esq., Board Attorney, and Jane Wondergem, Board Secretary. Diana Ruhl and Jason Curreri were absent.

Non-agenda items:

Board member comments: Mr. Whitaker welcomed the new Board Members.

Members of the public comments – There were no comments at this time.

Public hearings:

Old Business:

JAMIE SCOCCIMARRO – An application to permit a circular driveway in the front yard with two curb cuts with a combined width of 24 feet, where 16 feet is permitted at 225 North Monroe Street, Block 1816, Lot 26, in an R-2 Zone. (Continued from November 12, 2024; Carried from February 11, 2025 without further notice)

James Delia, Esq., entered his appearance on behalf of the applicant and made opening remarks.

Jamie Scoccimarro, homeowner, was sworn. Ms. Scoccimarro testified regarding photos she took of 210 and 274 South Monroe, which have circular driveways. Ms. Scoccimarro also testified regarding police reports she obtained showing the number of accidents in the vicinity of this neighborhood.

Yelena Raytser joined the meeting at 7:43 p.m.

Ms. Scoccimarro stated that the proposed driveway is being requested for safety reasons as South Monroe Street is a busy road.

Board members asked about parking, commenting that they understand the safety aspect but don't want to see a parking lot in the front yard. Board members asked about landscaping the area in front of the driveway. Ms. Scoccimarro said she would do that. Mr. Whitaker asked about the Belgium block curbing shown on the survey and if that would be placed along the entire driveway. Ms. Scoccimarro said it would.

There were no questions or comments from the public.

Following Board deliberation, Mr. Papietro made a motion to approve and Mr. Bandelt seconded. The application was approved with the conditions that a landscape plan is submitted and that Belgium block be placed along the entire driveway.

Mr. Brown announced that the Fox, 325 Crest Road, application was carried to March 11, 2025 without further notice.

New Business:

MICHAEL JACKSON – An application to permit the construction of a second floor addition and dormer addition which would result in a front yard setback to the 2nd floor addition of 27 feet, and to the attic dormer addition of 26.1 feet, where 40 feet is required; and a side yard setback of 3 feet, where 3 feet exists and where 15 feet is required at 396 Godwin Avenue, Block 2501, Lot 4, in an R-1 Zone.

Scott Bella was sworn and his credentials as a licensed architect accepted. Mr. Bella testified regarding the plans he prepared. Mr. Bella described the property, stating that any improvements would need a variance. Mr. Bella stated that the side yard setback of 3 feet is in a location that is several feet from the neighboring house. Mr. Bella identified the remainder of the variances.

Board members asked if the setback variances were exacerbating the existing non-conformities. Mr. Bella said they were not. Board members stated concerns of the overall size and scope close to the property line. Mr. Bella said he could lower the roof pitch from 27 feet to 25 feet so it would not look so imposing. Board members asked about the fence along Lake Avenue in the Village right of way. Mr. Bella said it was there when the applicant purchased the property.

There were no questions or comments from the public.

Following Board deliberation, Mr. Bandelt made a motion to approve with the conditions that the roof is lowered to 25 feet and the fence is reviewed by the Engineering Department. Mr. Fox seconded and the application was approved.

KERRI & JAMES PILCHIK – An application to permit the construction of a one-story rear addition, new patio, landing, steps and walkway which would result in coverage by above grade structures of 22.98%, where 20% is permitted, and a distance between the principal and accessory structure of 11.25 feet, where 12 feet is required at 309 Windsor Terrace, Block 1813, Lot 10, in an R-2 Zone.

Jeffrey Gasnick was sworn and his credentials as a licensed architect accepted. Mr. Gasnick testified regarding the plans he prepared and identified the variances being requested, including the patio which would be setback 6 feet where 10 feet is required. Mr. Gasnick said that they are requesting a c(1) hardship in that the lot was undersized in width and depth. The proposed improvements would upgrade and modernize the home by enlarging the kitchen and adding a mudroom. Mr. Gasnick said that what is proposed conforms with all other aspects of the ordinance.

Mr. Whitaker clarified that the hardship in regards to the patio would be the deficient lot width.

Board members asked why there was a gap between the house and where the patio begins. Mr. Gasnick said that leaving a space helps alleviate flooding. Board members were concerned with the patio setback and asked if it could be pulled back from the property line. Mr. Gasnick said they could make the patio conform. Board members commented that they had no issues with the addition, but did not see the hardship for the patio.

There were no questions or comments from the public.

Following Board deliberation, Mr. Bandelt made a motion to approve with the condition that the patio will be made compliant, Mr. Papietro seconded and the application was approved.

There was Board discussion regarding the Annual Report. The issues mentioned were regarding prohibiting fences in the front yard and in recommending that the Village should prepare and adopt standards related to the potential placement of billboards.

Adjournment - The meeting was adjourned at 8:19 p.m.

Minutes submitted by: Jane Wondergem, Board Secretary

Date Approved: March 25, 2025