

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

Opening:

The public meeting of the Zoning Board of Adjustment of the Village of Ridgewood was called to order at 8:00 p.m.

**Present:** Greg Brown, Matthew Bandelt, Diana Ruhl, Jason Curreri, Jonathan Papietro, Jamie Fox, Yelena Raytser, Khidir Abdalla and Matthew Swan. Also present were Bruce Whitaker, Esq., Board Attorney, John Barree, Village Planner; and Jane Wondergem, Board Secretary

Non-agenda items:

Board member comments: There were no comments at this time.

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

**Resolution memorialization:** The 55 North Broad LLC, Block 3804, Lot 2.01, resolution was memorialized.

**Minutes:** The minutes from February 11, 2025 and February 25, 2025 were adopted.

Public hearings:

Mr. Brown announced that the Fox, 325 Crest Road, application was carried to April 8, 2025 without further notice.

New Business:

**EVAN & SHEILA STEINBERG** – An application to permit a one-story addition with a new roof above the addition as well as modifications to the existing patios and walkways which would result in coverage by above-grade structures within 140' of front lot line of 21.7%, where 20% is the maximum permitted; gross building area of 26.1%, where 24% is the maximum permitted; and gross building area within 140' of front lot line of 37.3%, where 29% is the maximum permitted at 234 Fairmount Road, Block 1604, Lot 4, in an R-1 Zone.

Matthew Weiss, Esq., entered his appearance and made opening remarks, stating that the property is owned by a Family Trust. Mr. Weiss addressed Mr. Barree's report, commenting that the architect from the 2010 approval did not count the attic in the gross building area calculation.

Evan Steinberg was sworn and testified that they built what was approved in 2010 and had not done anything since then. Mr. Steinberg explained that they proposed a modest addition to the family room and to raise the existing family room floor to the same level as the kitchen for safety reasons. Mr. Steinberg said they propose to add green space to the back of the property.

There were no questions from the Board members or the public for Mr. Steinberg.

Rick Migliorelli was sworn and his credentials as a licensed architect accepted. Mr. Migliorelli testified regarding the plans he prepared in regards to architectural design and structural analysis. Mr. Migliorelli stated that they looked at several options. Mr. Migliorelli showed the hardscape being eliminated and showed a rendering of the rear of the house where the addition will be. Mr. Migliorelli went over the zoning table and the variances being requested.

Mr. Barree said all of the issues he mentioned in his report had been addressed.

Board members asked about access to the attic and Mr. Migliorelli said there was a closet on the second floor with a narrow staircase. Board members asked if they had considered adding space to the family room by using the first floor study. Board members asked for clarification of the calculations of improvement coverage and in regards to the grading of the patio, steps and pool deck.

There were no questions from the public for the architect.

George Williams was sworn and his credentials as a professional planner accepted. Mr. Williams testified regarding the site and the zone of the property. Mr. Williams stated that the reduction in hardscape was significant. Mr. Williams said the property is in a historic district and the plans were reviewed and approved by the Historic Preservation Commission.

Mr. Williams said the intent of the addition is to make the interior safer, separate the kitchen from the family room and to enable the homeowners to age in place. The addition would have no significant impact on the neighbors. Mr. Williams went over the hardship criteria and stated that variance relief should be permitted under the c(2) criteria for the reasons he testified to.

Mr. Barree commented that the removal of the existing hardscape was good and that if the application is approved it should be put into the resolution that maximum coverage by improvements shall not exceed 35% and that restriction should run with the land and the applicant shall provide a Deed restriction to that effect.

There were no questions from the Board members or the public for Mr. Williams.

Public comment:

Diane Korinis, 239 Phelps Road, was sworn and said she lived directly behind the applicant and supported the application.

Ryan Phelps, 242 Fairmount Road, was sworn and said he lived next door to the applicant and supported the application.

Mr. Weiss made closing remarks.

Following Board deliberation, Mr. Bandelt made a motion to approve the application with the conditions discussed, Ms. Ruhl seconded, and the application was approved.

**385 REALTY, LLC** – An application to permit covered front and rear entry additions and new dormers on the second floor which is an expansion of a non-conforming use and would result in a front yard setback of 32.9 feet to the entrance portico, where 40 feet is the minimum required at 385 Goffle Road, Block 2603, Lot 20.01, in an R-2 Zone.

David Becker, Esq., entered his appearance and made opening remarks. Mr. Becker explained that the existing non-conforming two-family dwelling is in an R2 Zone district. Mr. Becker said the applicant proposes to expand the second floor, not the footprint of the house.

Ken Waldeck, 786 Sunset Terrace, Franklin Lakes, one of the managing owners of the property, was sworn and testified that he and his brother inherited the property from their uncle a year ago and the dwelling had been a two-family structure since the 1950's. They propose to modernize the house and do interior work. Mr. Waldeck explained the layout of the first and second floors and stated that they want to add the porticos for safety and protection from the elements. The expansion to the second floor is to improve the flow and create a usable second bedroom. Mr. Waldeck said the ingress and egress will be from Goffle Road and the parking and entrance are at the rear of the house.

Mr. Whitaker asked if the dormer would expand the number of rooms or expand the rooms. Mr. Waldeck said that the apartment had been 2 bedrooms at one time, but not used in recent times as a two-bedroom.

Board members asked if both tenants would have use of the basement. Mr. Waldeck said only the first floor tenant would use the basement.

Eric Boe was sworn and his credentials as a licensed architect and engineer were accepted. Mr. Boe testified regarding the site plan and went over the existing floor plans and the proposed floor plans. Mr. Boe testified regarding the elevations.

Board members asked if the ramp on the rear deck was staying. Mr. Boe said it was staying and would be resurfaced and the railings would be replaced. Board members asked about the shed at the rear of the property. Mr. Waldeck said he would like it to stay but it is on Village property and they will remove it. Board members asked if they could lessen the front portico to cover only the landing and not the stairs. Mr. Becker said they would be amenable to that.

Board members asked Mr. Whitaker about the expansion of the non-conforming use as well as the expansion of the structure. Mr. Barree said that if the property could have a single family dwelling with 4 bedrooms and the overall intensity could be greater with a larger one-family home. Mr. Barree talked about the suitability of the property for a two-family house.

Board members asked about the pavement behind the house which continued onto Village property. Mr. Waldeck said the pavement had been there since the 1970s. Board members asked if they could bring it back to grass.

Mr. Whitaker said the conditions in the resolution could include removing the shed and removing the pavement from Village property with permission from the Village.

There were no questions or comments from the public.

Following Board deliberation, Mr. Brown made a motion to approve, Mr. Papietro seconded, and the application was approved with 5 yes votes. Two Board members abstained.

**DINA & TAMBİ KAT** – An application to permit the construction of a two-story addition and covered porches in the front and rear of the dwelling which would result in a front yard setback from Witthill Road of 9.78 feet to the covered front porch and 18.5 feet to the second floor addition, where 40 feet is required; a front yard setback on Lockwood Road of 39.71 feet, where 40 feet is required; a rear yard setback of 21 feet, where 30 feet is required; and coverage by above grade structures of 21.56%, where 20% is the maximum permitted at 225 Lockwood Road, Block 4317, Lot 1, in an R-2 Zone.

James Delia, Esq., entered his appearance and made opening remarks commenting that the property was an irregular and undersized corner lot.

Michael Cuttitta was sworn and his credentials as a licensed architect accepted. Mr. Cuttitta testified regarding the plans and described the proposed addition and porch. Mr. Cuttitta went over the zoning table and explained that the existing shed will be removed as well as the wood platform and concrete walks and stone steps at the rear. Mr. Cuttitta went over the floor plans and the elevations.

Mr. Cuttitta testified that they proposed the porch to wrap around for aesthetic appeal and to lessen the impact of the second floor addition. Mr. Cuttitta stated that the proposed improvements would bring the house more in line with the neighborhood.

Mr. Cuttitta distributed a site plan scenario, marked as Exhibit A-1, which illustrated that if the

property was rectangular in shape, the variances would be reduced.

Mr. Barree asked for clarification on which walkway was being removed. Mr. Cuttitta showed on the site plan what was being removed. Mr. Barree noted that any coverage within the sanitary sewer easement was being removed.

Board members asked if the attic area was included in the gross building area. Mr. Cuttitta said there was no area of the attic that was 7 feet or more in height. Board members questioned the front yard encroachment of the front porch.

Tambi Kat, homeowner, was sworn. Mr. Kat said they had lived in the house for 13 years and the family has outgrown the bungalow style house. Mr. Kat said the neighborhood has mostly been renovated. Mr. Kat talked about the aesthetics of the porch and the opportunity it would provide for outdoor living space.

Mr. Barree said that the porch cannot be over top of the basement egress. The front covered porch can be in line with the front corner of the house.

Mr. Brown polled the Board in regards to the porch. After discussion, Board members said the porch on the Witthill Road side could be no more than 3 feet wide.

There were no questions or comments from the public.

Following Board deliberation, Mr. Bandelt made a motion to approve with the condition regarding the porch, Mr. Fox seconded and the application was approved.

Adjournment - The meeting was adjourned at 10:45 p.m.

Minutes submitted by: Jane Wondergem, Board Secretary

Date Approved: April 22, 2025