

**VILLAGE OF RIDGEWOOD
BOARD OF ADJUSTMENT
Meeting Minutes
April 22, 2025**

Opening:

The public meeting of the Zoning Board of Adjustment of the Village of Ridgewood was called to order at 7:40 p.m.

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

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.

Minutes: The minutes from March 25, 2025 were adopted.

Non-agenda items:

Board member comments

Members of the public comments

Public hearings

Mr. Brown announced that the Fox, 325 Crest Road, application was carried to May 27, 2025 without further notice, and the Basov and Kalanina, 3 Paul Court, application was carried to May 27, 2025 without further notice.

New Business:

BENJAMIN CROOK – An application to permit the construction of a two-story addition, screened porch, open steps, pergola and attached cabana, pool, hot tub and patio improvements which would result in a building height of 33 feet, where 30 feet is permitted; front yard setback on North Van Dien Ave. of 50.4 feet, where 55 feet is required; a rear yard setback to the addition of 26 feet, where 40 feet is required; setback to the pool deck of 7.6 feet, where 10 feet is required; and locating a pool within the front yard setback at 48.8 feet, where it is prohibited at 480 Beverly Road, Block 3614, Lot 4, in an R-125 Zone.

Katherine Crook, homeowner, was sworn.

Roger Schlicht was sworn and his credentials as a licensed architect accepted. Mr. Schlicht distributed a Google aerial map, which was marked as Exhibit A-1, and a setback sketch he prepared, which was marked as Exhibit A-2. Mr. Schlicht testified regarding the existing conditions on the property and the existing floor plans, showing the narrowness of the house. Mr. Schlicht went over the existing and proposed floor plans.

Mr. Schlicht identified the variances being requested. The height variance is a D variance, but Mr. Schlicht stated the proposed height would match the existing height of the dwelling. Mr. Schlicht used the aerial map and the setback sketch to compare what is being proposed to other properties in the neighborhood. Mr. Schlicht said they would plant along the property to buffer the pool area from the neighboring property.

Mr. Schlicht testified that the above grade coverage, improvement coverage and gross building area comply, they are asking for setback variances only.

Mr. Barree asked where the pool equipment would be located. Ms. Crook said it would be located in the basement.

Board members asked if the cabana would be considered part of the house or an accessory structure. Mr. Barree said the Zoning Officer made the determination that it would be considered part of the house.

Board members asked about the pool and coping setback and if it could be set back 10 feet from the property line. Board members asked if the cabana and pergola could be pulled in and made to conform. Board members commented that they had no issues with the height variance.

Mr. Schlicht said they would adjust the setbacks to the pool and coping and the cabana and pool will not be in the front yard.

There were no questions from the public.

Public comment:

Sally Thurston, 477 Beverly Road, was sworn and spoke in support of the application.

Susan and James Smith, 50 N. Van Dien Avenue, were sworn and spoke in support of the application.

Jessie Princiotta, 472 Beverly Road, was sworn and spoke in support of the application.

Following Board deliberation Ms. Ruhl made a motion to approve the application with the condition that the front yard setback on Van Dien Avenue will be 52.5 feet and the side yard setback to the pool and coping will be 10 feet. Mr. Brown seconded and the application was approved with five yes votes to one no vote.

JAY NIPE – An application to permit the construction of a detached one car garage which would be setback 5 feet from the porte cochere, where 12 feet is the minimum setback required between principal and accessory structures at 300 Godwin Avenue, Block 2206, Lot 1, in an R-110 Zone.

George Williams, 300 Godwin Avenue, representative of property owner and resident of the property was sworn. Mr. Williams stated that Jay Nipe is his contractor. Mr. Nipe was present.

Sean Marshan was sworn and his credentials as a licensed architect accepted. Mr. Marshan testified that the only variance being requested was regarding the distance from the proposed garage to the principal structure. Mr. Marshan described the property and stated that the house is a historic building and the materials used for the garage will match the house.

Mr. Barree asked why the garage is proposed for this location. Mr. Marshan explained that due to the grading and slope of the site it cannot be pushed further to the right and that the garage should be located close to the carport for access to the house. Mr. Barree asked if it could be attached to the carport. Mr. Marshan said it couldn't due to the historic nature of the house. Mr. Williams explained that the carport is made of stone and the reason for the required 12 foot setback from principal structure is due to fire code.

Board members asked if any other locations were considered. Mr. Marshan explained the reasons for the proposed location.

Public questions: Marco Muccio, 118 Lincoln Ave, said he lives behind the house and asked

about grading as drainage has been an issue. Mr. Barree explained that if the application was approved the Engineering Department would need to review the plans for any improvement over 200 square feet. Mr. Muccio said he had no objection.

There were no comments from the public.

Following Board deliberation Mr. Fox made a motion to approve, Mr. Curreri seconded and the application was approved with five yes votes to one no vote.

GABRIEL RAMA & KATHARINE OFFER – An application to permit the expansion of the existing paver patio and to install a covered pergola which would result in a rear yard setback of 5 feet, where 10 feet is required at 615 Witthill Road, Block 4305, Lot 33, in an R-2 Zone.

Barry Poskanzer was sworn and his credentials as a licensed architect accepted. Mr. Poskanzer testified regarding the plans he prepared explaining that the pergola did not need a variance as it was located at least 5 feet from the property line, but the patio needs a variance as it is not 10 feet from the property line. Mr. Poskanzer distributed a drawing showing the area in question, marked as Exhibit A-1. The drawing showed the existing rear yard and proposed area and explained that the hardship is due to the undersized lot. Mr. Poskanzer said the existing planting will remain and the shed would be removed. The paving will not be seen by the neighboring property.

Board members asked about the construction on the property. Mr. Poskanzer stated that all the work being done is conforming and they have all the proper permits.

Gabriel Roma, homeowner, was sworn and explained the reasons for the pergola and patio in that location.

Board members asked if additional landscaping could be added around the patio. The homeowner agreed.

There were no questions or comments from the public.

Following Board deliberation, Mr. Brown made a motion to approve, Ms. Ruhl seconded and the application was approved with five yes votes to one no vote.

Resolution memorialization: The following resolutions were memorialized:

- Briganti, 144 Sheridan Terrace, Block 2106, Lot 3
- Maxwell, 525 North Maple Avenue, Block 2904, Lot 16

Adjournment - The meeting was adjourned at 9:40 p.m.

Minutes submitted by: Jane Wondergem, Board Secretary

Date Approved: May 13, 2025