

Ridgewood Planning Board
Regular Public Meeting
May 6, 2025
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The following minutes are a summary of the Planning Board meeting of May 6, 2025. Interested parties may request an audio recording of the meeting from the Board Secretary for a fee.

Call to Order & Statement of Compliance with the Open Public Meetings Act - Mr. Joel called the meeting to order at 7:33 p.m.

Roll Call – The following members were present: Rob Willis, John Young, Deputy Mayor Perron, Richard Joel, Fran Barto, Michael Stern, Jim Van Goor, David Refkin, Reese Campbell and Elizabet Timofeeva. Sammy Thomas was absent. Also present were Chris Martin, Board Attorney; John Barree, Village Planner; Christopher Rutishauser, Village Engineer, and Jane Wondergem, Board Secretary.

Committee/Commission/Professional Updates for Non Agenda Topics; Correspondence Received by the Board:

Deputy Mayor Perron gave a Council update. Board members asked for an update on the Town Garage property on Franklin Avenue and what it is to be used for. Deputy Mayor Perron said that they will not know more until it is known what will be required from the DEP.

Mr. Refkin gave an update from Green Ridgewood/Green Team.

Adoption of Memorializing Resolution re: Robert Erani – An application for Minor Site Plan approval for an addition to the rear of the existing commercial building located at 245 East Ridgewood Avenue, Block 3703, Lot 10, in a B-1 Zone. The resolution was memorialized as drafted.

Discussion re: Zoning Board of Adjustment 2024 Annual Report – Recommendations regarding front yard fences.

Mr. Barree went over the draft ordinance submitted to the Board members explaining the changes discussed by the Zoning Board in regards to how solid of a front yard fence should be permitted, the height and the materials used. Mr. Barree explained that the code currently permits fences to be no more than 60% solid and at a maximum height of four feet. There is no restriction on material, other than it cannot be solid. The ordinance could require less than 60% solid, a greater setback from the property line and certain materials.

Board members commented that the proposed changes would be too stringent and more like micro-managing what residents could put on their property. Following further Board discussion, the Board agreed that there is no need for new restrictions or changes of the existing ordinance in regards to fences in the front yard.

Adoption of Minutes: The minutes from April 1, 2025 were adopted after one correction.

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There was Board discussion regarding enforcement of the conditions of Board resolutions. Mr. Martin explained that the Planning Board is not an enforcement agency, but that if there are issues, the Zoning Officer or Mr. Rutishauser would look into it. The subject of an approved subdivision was brought up and the question of who would have jurisdiction over what is happening on the property. Mr. Barree explained the process, stating that if building permits are submitted and are compliant with all Village Codes, there would be no further Board action required, but if variances were needed, the application would go to the Zoning Board. Application would go to the Historic Preservation Commission as required.

The meeting was adjourned at 8:29 p.m.

Respectfully submitted,
Jane Wondergem
Board Secretary

Date Approved: June 12, 2025