

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

Opening:

The public meeting of the Zoning Board of Adjustment of the Village of Ridgewood was called to order at 7:45 p.m.

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

Minutes: The minutes from June 24, 2025 were adopted.

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.

Public hearings:

Public hearings

New Business:

TIMOTHY & KATHRYN HLAVACHEK – An application to permit the construction of a covered open front porch with steps and side mudroom addition, which would result in a front yard setback 37.7 feet to the steps, where 45 feet is the minimum required; a side yard setback to the addition of 16 feet, where 23 feet is the minimum required, and coverage by improvements within 140 feet of the front lot line of 42.2%, where 40% is the maximum permitted at 316 South Irving Street, Block 4105, Lot 9, in an R-1 Zone.

Timothy and Kathryn Hlavachek, homeowners, were sworn.

Roger Schlicht was sworn and his credentials as a licensed architect accepted. Mr. Schlicht testified regarding the existing conditions on the property and described the proposed porch and mudroom additions.

Mr. Schlicht identified the variances being requested, including front yard setback for the front porch, side yard setback for the mudroom and coverage by improvements. Mr. Schlicht noted that the applicant is under the permitted square footage, but over in percentage within the first 140 feet.

Board members asked how much of the increase in coverage was for the porch. Mr. Schlicht said the existing porch is 272 square feet and they are proposing 429 square feet as the existing porch is very narrow. Mr. Schlicht stated the applicant would not enclose the porch in any way.

Board members asked about the driveway, as the survey shows it goes onto the neighbor's property. Mr. Schlicht said the applicants purchased the property that way. A Board member was concerned that the porch and the addition was too much and did not see the need for the variance. Mr. Schlicht said they would still need a variance if the front porch was reduced, and the

hardship for the mudroom addition is that they need to work with the existing house. Mr. Schlicht stated that there is plenty of space between the addition and the neighbor's house.

There were no questions from the public.

Public comment:

Joan McKeon, 310 South Irving Street, was sworn and stated that she lives next door and is most affected. Ms. McKeon supported the application.

Mark Sapnar, 328 South Irving Street, was sworn and commented that the proposed improvements are in keeping with the neighborhood and supported the application.

Dianne O'Brien, 292 South Irving Street, was sworn and stated that she had been a Planning Board member and helped with the 2022 Master Plan. Ms. O'Brien commented that the proposed improvements enhance the street scape, and that there are homes with porches up and down the street. Ms. O'Brien supported the application.

Brett Wormser, 15 Arden Court, was sworn and spoke in support of the application.

Mr. Schlicht summed up the application and the hearing was closed.

Following Board deliberation Mr. Fox made a motion to approve with the condition that the front porch is not to be enclosed in any way. Mr. Swan seconded and the application was approved with 4 yes votes to 1 no vote.

MICHAEL & JOY LEFF – An application to permit the construction of a covered open front porch which would result in a front yard of 21.7 feet to the porch, and 19.7 feet to the front steps, where 40 feet is the minimum required, and would maintain a side yard setback of 8.1 feet where 10 feet is the minimum required, and would result in total coverage by above grade structures of 25.08%, where 20% is the maximum permitted, and coverage by above grade structures within 140 feet of the front lot line of 27.59%, where 20% is the maximum permitted; and coverage by improvement within 140 feet of the front lot line of 48.73%, where 45% is the maximum permitted at 562 Lotus Road, Block 4306, Lot 11, in an R-2 Zone.

Michael and Joy Leff, homeowners, were sworn.

William Brown was sworn and his credentials as licensed architect accepted.

Mr. Brown described the existing conditions on the property and described the proposed covered front porch. Mr. Brown showed the elevations and testified regarding the site plan and the zoning table. Mr. Brown said the porch will be 24 feet from the neighbor.

Board members asked if the applicant would be willing to eliminate the proposed privacy screen as the Board normally makes it a condition to not enclose the porch. The applicants agreed.

Board members asked what the hardship is. Mr. Brown explained that the required front yard setback runs through the middle of the house and anything they would propose would require a variance. Mr. Brown stated that the houses on the right and left of this home have porches at approximately the same setback and what is proposed will be aesthetically pleasing.

Board members asked if the depth of the porch could be reduced by pushing the front door flush with the house. The homeowners said that would eliminate the vestibule and they don't want to

touch the brick work from the 1930s. Mr. Brown said that if they reduced the depth, they wouldn't be able to use the porch.

There were no questions from the public.

Public comment:

Melih Yalcin, 258 Kenilworth Road, was sworn and spoke in support of the application.

Marty Coomber, 552 Lotus Road, was sworn and spoke in support of the application.

Mr. Brown made closing comments and the hearing was closed.

Following Board deliberation Mr. Brown made a motion to approve with the condition that the front porch is not to be enclosed in any way. Mr. Abdalla seconded and the application was approved with 4 yes votes to 1 no vote.

Resolution memorialization: The following resolutions were memorialized:

- Carter, 535 North Monroe Street, Block 1603, Lot 21
- Leung, 256 Ivy Place, Block 3910, Lot 2

Adjournment - The meeting was adjourned at 8:50 p.m.

Minutes submitted by: Jane Wondergem, Board Secretary

Date Approved: September 9, 2025