

**VILLAGE OF RIDGEWOOD  
BOARD OF ADJUSTMENT  
Meeting Minutes  
September 23, 2025**

Opening:

The public meeting of the Zoning Board of Adjustment of the Village of Ridgewood was called to order at 7:37 p.m.

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

Minutes: The minutes from September 9, 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.

Discussion: Request for extension of variance approval of one year for Reynoso, 976 Andover Terrace, Block 1101, Lot 2. Mr. Reynoso, homeowner, was present. The Board voted to approve an extension of variance approval for one year.

Public hearings:

Mr. Brown announced that the Basov and Kalinina, 3 Paul Court, application was carried to October 28, 2025 without further notice.

New Business:

**BARBARA AND LARRY MELTON** – An application to permit the replacement of a 6-foot fence along Elaine Terrace with a solid 6-foot fence where a 6-foot solid fence is not permitted at 914 Elaine Terrace, Block 5001, Lot 19, in an R-1 Zone.

Larry Melton, homeowner, was sworn. Mr. Melton explained that he has owned the property for one year and described the existing conditions. Mr. Melton testified that a variance was granted in 2004 for an expansion of the house and a fence permit was granted at that time. Mr. Melton explained that the fence is in disrepair and due to the existing location of the pool he would like to replace the existing six-foot fence with a six-foot solid vinyl fence.

Mr. Whitaker clarified that the existing wooden fence was to be replaced with a vinyl fence. Mr. Melton said that the vinyl fence would have a wood grain appearance as in the photo, marked as Exhibit A-1.

Ms. Ruhl asked if the applicant would agree to plant shrubs along the Van Emburgh Avenue side of the property to screen the fence. Mr. Melton agreed.

Mr. Whitaker asked about the tank shown on the survey. Mr. Melton said it is a propane tank to heat the pool.

Ms. Ruhl asked about the trash enclosure. Mr. Melton explained that he needs to get an

encroachment agreement from the town to replace the trash enclosure as it is in the right of way and that it would be 4 feet high.

There were no questions or comments from the public.

Following Board deliberation, Mr. Bandelt made a motion to approve with the condition that shrubs would be planted along the Van Emburgh side of the property and the shrubs and trees on the Elaine Terrace side would be maintained. Ms. Ruhl seconded and the application was approved.

**ALEX & BREANNE ROSEN** – An application to permit the construction of an addition to the existing house and modification of the existing garage which would result in a front yard setback on Heights Road to the fireplace of 24.4 feet, and to the addition of 26.4 feet where 40 feet is required, and would result in a side yard setback to the second floor of 12.3 feet and maintain a side yard setback of 13 feet to the first floor, where 21.51 feet is required and coverage by above grade structures within 140 feet of the front lot line of 22.4%, where 20% is permitted; total gross building area, within the first 140 feet, of 32.5% where 32% is permitted, and for the construction of a front addition with portico which would result in a front yard setback on Avondale Road of 29.5 feet to the steps, 31.5 feet to the portico, and 35 feet to the front addition where 40 feet is required; a height for an accessory structure of 18 feet, where 15 feet is permitted, and a side yard setback of an accessory structure of 2.8 feet, where 5 feet is required at 96 Avondale Road, Block 1403, Lot 1, in an R-1 Zone.

Alex Rosen, homeowner, was sworn.

Roger Schlicht was sworn and his credentials as a licensed architect accepted. Mr. Schlicht distributed photos and testified regarding the existing conditions on the property which is a narrow corner lot. Mr. Schlicht stated that no bulk variances are being requested over the whole lot. Mr. Schlicht went over the zoning table and identified the variances being requested and the pre-existing nonconformities.

Mr. Schlicht testified that the footprint of the garage would not change. They propose to relocate the garage door to the south side and need to add height to install the door.

Mr. Schlicht went over the floor plans and described the proposed elevations, stating that other than the proposed porch, the front elevation would stay the same. Mr. Schlicht testified that the house would not be any closer to the side yard and no closer to Heights Road.

The garage is primarily within 140 feet of the front lot line and if it was further back, they would not need a coverage variance.

Mr. Schlicht testified that a c(1)(a) hardship exists due to the irregular lot shape, the narrowness of the lot, undersize lot and it is a corner lot. Mr. Schlicht stated that there is also a c(1)(c) hardship as the house was built on a lot that does not comply as it was built before the zoning laws.

Board members asked for clarification of the zoning table and confirmed that the side yard setback and the front yard setback on Heights Road were not being exacerbated. Board members asked about the landscaping on the Heights Road side. Mr. Schlicht stated that there are Green Giant Arborvitaes there and they would be maintained. Board members asked if the applicant would stipulate that the portico would remain open. Mr. Rosen agreed.

Board members asked about the height of the addition. Mr. Schlicht said the addition would have a height of 29 feet and the existing height is 32.3 feet. Board members asked about the square footage of the driveway. Mr. Schlicht stated that the macadam in the backyard would be reduced

and no variance is needed for coverage by improvements. Board members asked about the footprint of the garage and Mr. Schlicht said the footprint is not changing, height is being added for the garage door.

Board members asked if the applicant would agree to plant hedges to screen the air conditioners and generator. Mr. Rosen agreed.

There were no questions from the public.

Public comment:

Michael Kammen, 90 Avondale Road, was sworn and testified that he lives next door to the left where the addition will be and that he supports the application which will have no negative effect on his property.

Following Board deliberation, Mr. Bandelt made a motion to approve with the conditions that the evergreens on the Heights Road side would be maintained and hedges would be planted in front of the air conditioner and generator. Ms. Ruhl seconded and the application was approved.

**KATHLEEN DeNICHOLAS & ANDREW TAVANI** – An application to permit the construction of a new inground swimming pool with a pool patio and covered rear porch and new patio with an outdoor kitchen and associated site improvements which would result in a side yard setback of 11.2 feet, where 20 feet is required; combined side yard setback of 31 feet, where 40 feet is required; coverage by above grade structures within 140 feet of the front lot line of 21.36%, where 20% is permitted; coverage by improvements within 140 feet of the front lot line of 50.96%, where 45% is permitted at 136 John Street, Block 3406, Lot 11 in an R-1 Zone.

Mr. Brown recused himself from this application.

James Delia, Esq., entered his appearance and made opening comments.

Cesar Padilla was sworn and his credentials as a licensed architect accepted. Mr. Padilla testified regarding the plans he prepared revised to May 21, 2025. Mr. Padilla described the proposed porch which would be open with columns and a roof. Mr. Padilla said a patio area is being proposed and no additional living space is proposed.

Board members asked if the patio, which is proposed to be 8 feet from the property line, where 10 feet is required, could be moved to comply. The applicant agreed.

There were no questions from the public for the architect.

Thomas Skrable was sworn and his credentials as a licensed engineer accepted. Mr. Skrable testified regarding the plans he prepared revised to July 16, 2025. Mr. Skrable described the lot and the existing conditions on the property.

Mr. Skrable testified regarding the proposed coverage and that over the whole lot there are no variances being requested. Mr. Skrable explained that different scenarios were considered regarding the location of the pool and they determined the proposed configuration to be the best. The applicant wanted to save the tree and have a usable yard.

Board members asked for clarification regarding the location of the pool and patio. Mr. Skrable explained again the reasons for the proposed location.

There were no questions or comments from the public.

Mr. Delia made closing comments.

Following Board deliberation, Ms. Ruhl made a motion to approve the application with the conditions that the patio be pulled in two feet to comply and that the porch not be enclosed. Mr. Abdalla seconded and the application was approved.

Mr. Brown returned to the meeting.

Resolution memorialization: The following resolutions were memorialized:

- O'Donoghue, 584 Highland Avenue, Block 2809, Lot 6
- Comatas, 310 Abbey Court, Block 2908, Lot 22
- Meyers, 155 Phelps Road, Block 1605, Lot 12

Adjournment - The meeting was adjourned at 9:06 p.m.

Minutes submitted by: Jane Wondergem, Board Secretary

Date Approved:           October 14, 2025