

**VILLAGE OF RIDGEWOOD
BOARD OF ADJUSTMENT
Meeting Minutes
October 14, 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, Yelena Raytser, Khidir Abdalla and Matthew Swan. Also present were Bruce Whitaker, Esq., Board Attorney, and Jane Wondergem, Board Secretary.

Minutes: The minutes from September 23, 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:

Mr. Brown announced that the **Les Dann, LLC**, 246 – 264 South Broad Street, application was carried to January 13, 2026 without further notice.

Old Business:

JUSTIN & GASSIA FOX – An application to permit the construction of a second floor addition which would result in a side yard setback of 20.5 feet, where 26 feet is required at 325 Crest Road, Block 1909, Lot 24, in an R-110 Zone. (Continued from January 28, 2025; Carried from September 9, 2025 with notice)

Ms. Ruhl recused herself from this application.

Justin Fox, homeowner, was present and previously sworn.

Roger Schlicht, architect, was previously sworn. Mr. Schlicht testified regarding the revisions to the drawings, stating that the proposed addition is an expansion of the bathroom and will not require a height variance. Mr. Schlicht identified the variance being requested as a side yard setback variance. Mr. Schlicht testified that the applicant stipulated that they would plant arborvitae along the south side.

Mr. Whitaker clarified where the arborvitae would be planted. Mr. Schlicht submitted a planting diagram which was marked as Exhibit A-1.

Question from the public:

Dorinda Zaloom, 317 Crest Road, asked how many feet would be coming toward her property. Mr. Schlicht said the addition will be 6.5 feet closer to her property and that 8 feet of balcony will remain open.

Board members asked what the height of the arborvitae would be when planted. The applicant stated they would be 6 feet.

Dorinda Zaloom, 317 Crest Road, asked about the height of the trees to be planted and was concerned that they will get too high.

Mr. Whitaker said that a condition on the resolution could be to require that the arborvitae to be trimmed when it reaches the height of the railing.

There were no comments from the public.

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

Ms. Ruhl returned to the meeting.

New Business:

EUGENIA MANUEL & JON ZYMARIS – An application to permit the construction of one-story additions, deck and stairs which would result in a side yard setback of 8.8 feet and 14.2 feet to the additions and 20.5 feet to the deck where 20.9 feet is required at 815 Hillcrest Road, Block 1202, Lot 31, in an R-1 Zone.

Jennifer Berardo, Esq., entered her appearance and made opening remarks.

Peter Cooper was sworn and his credentials as a licensed architect accepted. Mr. Cooper described the existing conditions on the property. Mr. Cooper testified regarding the plans he submitted, going over the zoning table and identifying the variances being requested. Mr. Cooper went over the floor plans and explained that the purpose of the addition and renovations was to make the space more functional so the applicants could age in place.

Mr. Cooper submitted photos of the existing conditions on the property, which were marked as Exhibit A-1. The photos showed the narrowness of the property. Mr. Cooper explained that the public would not see the addition as it is tucked into the rear of the house.

Board members asked about the existing wood wall on the property. Mr. Cooper said the wall will stay. Board members asked how far the portico on the front would come out. Mr. Cooper said it would extend 3.5 feet.

There were no questions or comments from the public.

Ms. Berardo made closing comments.

Following Board deliberation, Ms. Ruhl made a motion to approve the application as submitted. Mr. Curreri seconded and the application was approved.

CLAUDIA SANCHEZ – An application to permit the construction of second story addition which would result in a front yard setback on Ellington Road of 31.75 feet where 40 feet is required, and would maintain a rear yard setback of 14 feet where 30 feet is required; and for the construction of a garage addition with a second floor and deck which would result in a front yard setback on Midwood Road of 27.2 feet where 40 feet is required, and coverage by above grade structures of 21.95% where 20% is permitted, and a driveway width of 24 feet where 17 feet is permitted at 697 Ellington Road, Block 4607, Lot 24, in an R-2 Zone.

Claudia Sanchez, homeowner, was sworn and made opening remarks, stating that she bought the house for her daughter.

Joseph Bruno was sworn and his credentials as a licensed architect accepted. Mr. Bruno testified

regarding the existing conditions and the plans he prepared. Mr. Bruno submitted photos showing the applicant's property as well as neighboring properties. Mr. Bruno identified the variances being requested. Mr. Bruno went over the zoning table and the setbacks, stating that it is an undersized corner lot.

Mr. Bruno testified regarding the proposed stormwater management.

Mr. Whitaker confirmed that the first floor is being maintained and the addition is to second floor.

Board members asked if a detached garage could be located in the rear left corner. Mr. Bruno said that wouldn't work because there is not enough space and it would crowd the back corner and what is being proposed is less impactful. Board members were concerned that the proposed attached garage impacts the streetscape. Mr. Bruno said there would be increased pavement if garage were moved to the rear. Board members asked about the garage width and the driveway width. Mr. Bruno said the driveway width could be reduced.

Board members were concerned about the encroachment on the Midwood Road.

There were no questions or comments from the public.

The hearing was carried to November 25, 2025 without further notice.

BRIAN & KATE LEAHY – An application to permit a one-story addition and covered porch which would result in a front yard setback on Carlisle Terrace of 36.3 feet where 45 feet is required, a side yard setback of 16 feet where 22.33 feet is required, a rear yard setback of 26.1 feet where 30 feet is required, and a distance between the principal and accessory structure of 10.5 feet, where 12 feet is the minimum required at 288 Woodside Avenue, Block 3914, Lot 2, in an R-1 Zone.

Brian Leahy, homeowner, was sworn.

Roger Schlicht was sworn and his credentials as a licensed architect accepted. Mr. Schlicht described the existing conditions on the property. Mr. Schlicht went over the floor plans on the drawings he prepared and showed the elevations and said they had presented the plans to the Historic Preservation Commission who recommended approval.

Mr. Schlicht went over the zoning table and identified the variances being requested. Mr. Schlicht stated that the front yard setback on Carlisle will be no closer than currently exists. The proposed building coverage and improvement coverage conform.

Mr. Schlicht explained that the existing retaining wall with a fence on top along the back of the property is deteriorating and they proposed to replace it exactly the same. Mr. Schlicht said they would need to remove some evergreens to do that and will replace the buffer as needed.

Board members asked about the required property size. Mr. Schlicht said a corner lot requires a width of 120 feet. Board members asked about the width of the existing covered porch and the proposed width. Mr. Schlicht clarified the dimensions and said they want the porch to be functional.

Board members asked if there would be any change to the front elevation. Mr. Schlicht said there would not.

There were no questions from the public.

Public comment:

Laura Duymovic, 275 Highwood Avenue, was sworn and said there property backs to the applicant's property. Ms. Duymovic stated that provided that the applicants take care of the retaining wall and the buffer they support the application.

Alex Topaller, 296 Woodside Avenue, was sworn and spoke in support of the application.

Michelle Elias, 302 Woodside Avenue, was sworn and spoke in support of the application.

Board members asked for clarification on where the arborvitae would be planted.

Mr. Whitaker clarified the height and type of retaining wall and the fence.

Mr. Schlicht made closing comments.

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

Resolution memorialization: The following resolutions were memorialized:

- Melton, 914 Elaine Terrace, Block 5001, Lot 19
- Rosen, 96 Avondale Road, Block 1403, Lot 1
- DeNicholas & Tavani, 136 John Street, Block 3406, Lot 11
- Reynoso, 976 Andover Terrace – Extension of Variance Approval

Adjournment - The meeting was adjourned at 9:37 p.m.

Minutes submitted by: Jane Wondergem, Board Secretary

Date Approved: October 28, 2025