

**VILLAGE OF RIDGEWOOD ZONING BOARD OF ADJUSTMENT  
AGENDA**

***Tuesday, January 14, 2025  
Village Hall Court Room – 7:30 P.M.***

Call to order

Pledge of Allegiance

Statement required by the Open Public Meeting Act “Adequate notice of this meeting has been provided by a posting on the bulletin board in the Village Hall, by mail to the Ridgewood News, The Record and by submission to all persons entitled to same as provided by law of a schedule including date and time of this meeting”.

Please note: A curfew of 11:00 PM is strictly adhered to by the Zoning Board of Adjustment of the Village of Ridgewood. No new matter involving an Applicant will be started after 10:30 PM. At 10:00 PM the Chairman will make a determination and advise Applicants as to whether they will be heard. If an Applicant cannot be heard because of the lateness of the hour, the matter will be carried over to a future meeting to be determined by the Board at 10:00 PM.

**REORGANIZATION**

Roll call

Minutes: December 10, 2024

Non-agenda items:

Board member comments

Members of the public comments

Public hearings

Old Business:

**NOAH CHRISTIANO & ANGELA YANG** – An application to permit the construction of a rear addition including 2-car attached garage which would result in a height of 34 feet, where 30 feet is permitted; side yard setbacks of 18.2 feet on the left, and 18.3 feet on the right, where 23.33 feet is required; coverage by above grade structures within 140 feet of the front lot line of 20.2%, where 20% is permitted and gross building area within 140 feet of the front lot line of 36.9%, where 34% is permitted at 68 Fairmount Road, Block 1503, Lot 4, in an R-1 Zone. **(Continued from December 10, 2024, without further notice)**

New Business:

**RACHNA KAUL & MATTHEW LAURITA** – An application to permit the construction of an addition which would result in a front yard setback to Cambridge Road of 38 feet, and to Ponfield Place of 15.5 feet, where 40 feet is required; coverage by above grade structures of 23.43%, where 20% is the maximum permitted; and a setback between the principal and accessory structure of less than 12 feet at 468 Cambridge Road, Block 3002, Lot 2, in an R-2 Zone.

**MATTHEW COHEN** – An application to permit the construction of a one story and second-floor addition, new patio and deck, which would result in a left side yard setback of 10 feet and a right side yard setback of 11.67 feet, where 23 feet is required; coverage by above grade structures of 21.2%, and coverage by above grade structures within 140 feet of the front lot line of 27.3%, where 20% is the maximum permitted; and gross building area within 140 feet of the front lot line of 38.2%, where 34% is the maximum permitted at 72 Ridge Road, Block 2111, Lot 4, in an R-1 Zone.

Resolution memorialization:

- Ra, 334 Fairway Road, Block 3604, Lot 3

Adjournment