

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

***Tuesday, March 11, 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.

Roll call

Minutes:           February 11, 2025

Non-agenda items:

Board member comments

Members of the public comments

Public hearings

Old Business:

**55 NORTH BROAD LLC** – An application to seek use along with preliminary and final site plan approval and bulk variances to demolish the existing two-story structure and construct a new on-story Chase Bank with drive-through with associated site improvements at 55 North Broad Street, Block 3804, Lot 2.01, in a B-1 and B-2 Zone. **(Continued from February 11, 2025 without further notice)**

**JUSTIN & GASSIA FOX** – An application to permit the construction of a rear and second floor addition which would result in a building height of 37 feet, where 30 feet is permitted, and gross building area of 27.2%, and gross building area within 175 feet of the front lot line of 27.9%, where 20% is the maximum permitted at 325 Crest Road, Block 1909, Lot 24, in an R-110 Zone. **(Continued from January 28, 2025; Carried to March 25, 2025 with notice)**

New Business:

**KEVIN & COLLEEN ST. JOHN** – An application to permit the construction of a one-story front addition, one-story front open portico, box window, a two-story rear addition, second story addition, and modifications to the existing patio, which would result in a front yard setback to the addition of 37.3 feet, where 40 feet is required, to the portico of 33.8 feet where 35 feet is required, and coverage by above grade structures within 140 feet of the front lot line of 21.39%, where 20% is permitted at 199 Spencer Place, Block 2301, Lot 4, in an R-2 Zone.

## **AGENDA – CONTINUATION**

**March 11, 2025**

Resolution memorialization:

- Cohen, 72 Ridge Road, Block 2111, Lot 4
- Scoccimarro, 225 North Monroe Street, Block 1816, Lot 26
- Jackson, 396 Godwin Avenue, Block 2501, Lot 4
- Pilchik, 309 Windsor Terrace, Block 1813, Lot 10

Discussion – Zoning Board of Adjustment Annual Report

Adjournment