

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

***Tuesday, March 25, 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; February 25

Non-agenda items:

Board member comments

Members of the public comments

Public hearings

Old Business:

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 April 8, 2025 without further notice)

New Business:

EVAN & SHEILA STEINBERG – An application to permit a one-story addition with a new roof above the addition as well as modifications to the existing patios and walkways which would result in coverage by above-grade structures within 140' of front lot line of 21.7%, where 20% is the maximum permitted; gross building area of 26.1%, where 24% is the maximum permitted; and gross building area within 140' of front lot line of 37.3%, where 29% is the maximum permitted at 234 Fairmount Road, Block 1604, Lot 4, in an R-1 Zone.

385 REALTY, LLC – An application to permit covered front and rear entry additions and new dormers on the second floor which is an expansion of a non-conforming use and would result in a front yard setback of 32.9 feet to the entrance portico, where 40 feet is the minimum required at 385 Goffle Road, Block 2603, Lot 20.01, in an R-2 Zone.

DINA & TAMBI KAT – An application to permit the construction of a two-story addition and covered porches in the front and rear of the dwelling which would result in a front yard setback from Witthill Road of 9.78 feet to the covered front porch and 18.5 feet to the second floor addition, where 40 feet is required; a front yard setback on Lockwood Road of 39.71 feet, where 40 feet is required; a rear yard setback of 21 feet, where 30 feet is required; and coverage by above grade structures of 21.56%, where 20% is the maximum permitted at 225 Lockwood Road, Block 4317, Lot 1, in an R-2 Zone.

Resolution memorialization:

- 55 North Broad LLC, Block 3804, Lot 2.01

Adjournment