

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

***Tuesday, April 8, 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: March 11, 2025

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 22, 2025 without further notice)

New Business:

RYAN & TARA BRIGANTI – An application to permit the construction of a covered front porch and front and rear attic dormers which would result in a building height of 35.5 feet, where 30 feet is permitted; gross building area within 140 feet of the front lot line of 32.22%, where 32% is permitted; total coverage by improvements of 41.84%, where 40% is permitted; and coverage by improvements within 140 feet of the front lot line of 45.42%, where 45% is permitted at 144 Sheridan Terrace, Block 2106, Lot 3, in an R-2 Zone.

ANDREI BASOV & MARIA KALININA – An application to allow an existing tree house to remain on the property which results in tree house gross floor area of 135 SF, where 64 SF is permitted; side yard setback of 3.87 feet, where 5 feet is required; and a height of 10.15 feet, where 10 feet is permitted at 3 Paul Court, Block 2505, Lot 2.04, in an R-110 Zone.

HAROLD & ELIZABETH MAXWELL – An application to permit the conversion of the existing garage to a family room and raising the roof height, and the construction of a new detached garage, which is an expansion of the non-conforming two-family dwelling and would result in a rear yard of 22.7 feet, where 30 feet is required; and a front yard setback of 39.5 feet where 44.375 is required at 525 North Maple Avenue, Block 2904, Lot 16, in an R-2 Zone.

AGENDA – CONTINUATION

April 8, 2025

KENNETH & PATRICIA LEUNG – An application to permit the construction of a one-story addition, an attached two-car garage, the conversion of an existing garage into a pool cabana, removal of existing pool and construction of a new in-ground pool and pool patio, and a sports court which would result in a front yard setback on Ivy Place of 34 feet to the garage, where 45 feet is required; gross building area within 140 feet of the front lot line of Carlisle Avenue of 5,147 SF, where 5,100 SF is permitted; gross building area within 140 feet of the front lot line of Ivy Place of 20.5%, where 20% is permitted; setback of pool patio of 6.1 feet, where 10 feet is required; driveway width of 32 feet, where 25 feet is permitted; and rear yard coverage for a recreational facility of 53%/2,136 SF, where 40%/1,610 SF is permitted at 256 Ivy Place, Block 3910, Lot 2, in an R-1 Zone.

Resolution memorialization:

- Steinberg, 234 Fairmount Road, Block 1604, Lot 4
- 385 Realty, LLC/Waldeck, 385 Goffle Road, Block 2603, Lot 20.01
- Kat, 225 Lockwood Road, Block 4317, Lot 1

Adjournment