

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

***Tuesday, April 22, 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 25, 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 May 27, 2025 without further notice)**

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. **(Continued from April 8, 2025; Carried to May 27, 2025 without further notice)**

New Business:

BENJAMIN CROOK – An application to permit the construction of a two-story addition, screened porch, open steps, pergola and attached cabana, pool, hot tub and patio improvements which would result in a building height of 33 feet, where 30 feet is permitted; front yard setback on North Van Dien Ave. of 50.4 feet, where 55 feet is required; a rear yard setback to the addition of 26 feet, where 40 feet is required; setback to the pool deck of 7.6 feet, where 10 feet is required; and locating a pool within the front yard setback at 48.8 feet, where it is prohibited at 480 Beverly Road, Block 3614, Lot 4, in an R-125 Zone.

JAY NIPE – An application to permit the construction of a detached one car garage which would be setback 5 feet from the porte cochere, where 12 feet is the minimum setback required between principal and accessory structures at 300 Godwin Avenue, Block 2206, Lot 1, in an R-110 Zone.

GABRIEL RAMA & KATHARINE OFFER – An application to permit the expansion of the existing paver patio and to install a covered pergola which would result in a rear yard setback of 5 feet, where 10 feet is required at 615 Witthill Road, Block 4305, Lot 33, in an R-2 Zone.

Resolution memorialization:

- Briganti, 144 Sheridan Terrace, Block 2106, Lot 3
- Maxwell, 525 North Maple Avenue, Block 2904, Lot 16

Adjournment