

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

***Tuesday, July 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: June 10, 2025

Non-agenda items:

Board member comments

Members of the public comments

Public hearings

Old Business:

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 August 12, 2025 without further notice)**

KATHLEEN CARTER – An application to permit the construction of a patio, hot tub and outdoor kitchen which would result in a rear yard setback of 4.9 feet and a side yard setback of 7.1 feet to the patio, a rear yard setback of 9 feet to the hot tub, and a rear yard setback of 6.4 feet to the outdoor kitchen, where 10 feet is the minimum required at 535 North Monroe Avenue, Block 1603, Lot 21, in an R-2 Zone. **(Continued from June 24, 2025 without further notice)**

LES DANN, LLC – An application for use variance approval, preliminary and final site plan approval and bulk variances related to the consolidation of three existing lots into one property to be developed with a new autobody shop at 246 – 264 South Broad Street, Block 3905, Lots 12, 13, 14, in an R-3 Zone. **(Continued from June 10, 2025 without further notice)**

Resolution memorialization:

- Wilson, 718 Hillcrest Road, Block 1403, Lot 7

Adjournment