

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

***Tuesday, September 9, 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: July 8, 2025; July 22, 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 second floor addition which would result in a side yard setback of 20.5 feet, where 26 feet is required at 325 Crest Road, Block 1909, Lot 24, in an R-110 Zone. **(Continued from January 28, 2025; Carried from August 12, 2025 without further notice; Carried to October with notice)**

New Business:

MICHAEL & KRISTIN O'DONOGHUE – An application to permit the construction of a pergola above a deck which would result in a rear yard setback of 26.5 feet, where 40 feet is required, and coverage by above-grade structures of 24.5%, where 20% is the maximum permitted at 584 Highland Avenue, Block 2809, Lot 6, in an R-110 Zone.

MATTHEW & KATHERINE MEYERS – An application to permit the construction of a new single-family dwelling, driveway and other improvements, including converting the existing detached garage into a field house which would result in maximum gross building area within 140' of the front lot line of 31%, where 29% is the maximum permitted at 155 Phelps Road, Block 1605, Lot 12, in an R-1 Zone.

JOHN COMATAS – An application to permit the construction of a one story addition which would result in a rear yard setback of 26 feet, where 30 feet is the minimum required at 310 Abbey Court, Block 2908, Lot 22, in an R-2 Zone.

MUHAMMAD MAHMOUD - An application to permit the construction of an addition to the attic which would result in gross building area of 34%, where 32% is the maximum permitted; gross building area within 140 feet of the front lot line on Fairfield Avenue of 38%, where 32% is the maximum permitted; and gross building area within 140 feet of the front lot line on Graydon

Terrace of 44%, where 34% is permitted at 230 Fairfield Avenue, Block 3212, Lot 7, in an R-2 Zone. **(Carried to October 28, 2025 without further notice)**

Resolution memorialization:

- Hlavachek – 316 South Irving Street, Block 4105, Lot 9
- Leff – 562 Lotus Road, Block 4306, Lot 11

Adjournment