

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

***Tuesday, September 23, 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: September 9, 2025

Non-agenda items:

Board member comments

Members of the public comments

Discussion: Request for extension of variance approval of one year for Reynoso, 976 Andover Terrace, Block 1101, Lot 2.

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 October 28, 2025 without further notice)

New Business:

BARBARA AND LARRY MELTON – An application to permit the replacement of a 6 foot fence along Elaine Terrace with a solid 6 foot fence where a 6 foot solid fence is not permitted at 914 Elaine Terrace, Block 5001, Lot 19, in an R-1 Zone.

ALEX & BREANNE ROSEN – An application to permit the construction of an addition to the existing house and modification of the existing garage which would result in a front yard setback on Heights Road to the fireplace of 24.4 feet, and to the addition of 26.4 feet where 40 feet is required, and would result in a side yard setback to the second floor of 12.3 feet and maintain a side yard setback of 13 feet to the first floor, where 21.51 feet is required and coverage by above grade structures within 140 feet of the front lot line of 22.4%, where 20% is permitted; total gross building area, within the first 140 feet, of 32.5% where 32% is permitted, and for the construction of a front addition with portico which would result in a front yard setback on Avondale Road of 29.5 feet to the steps, 31.5 feet to the portico, and 35 feet to the front addition where 40 feet is required; a height for an accessory structure of 18 feet, where 15 feet is permitted, and a side yard setback of an accessory structure of 2.8 feet, where 5 feet is required at 96 Avondale Road, Block 1403, Lot 1, in an R-1 Zone.

KATHLEEN DeNICHOLAS & ANDREW TAVANI – An application to permit the construction of a new inground swimming pool with a pool patio and covered rear porch and new patio with an outdoor kitchen and associated site improvements which would result in a side yard setback of 11.2 feet, where 20 feet is required; combined side yard setback of 31 feet, where 40 feet is required; coverage by above grade structures within 140 feet of the front lot line of 21.36%, where 20% is permitted; coverage by improvements within 140 feet of the front lot line of 50.96%, where 45% is permitted at 136 John Street, Block 3406, Lot 11 in an R-1 Zone.

Resolution memorialization:

- O'Donoghue, 584 Highland Avenue, Block 2809, Lot 6
- Comatas, 310 Abbey Court, Block 2908, Lot 22
- Meyers, 155 Phelps Road, Block 1605, Lot 12

Adjournment