

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

***Tuesday, October 14, 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 23, 2025

Non-agenda items:

Board member comments

Members of the public comments

Public hearings

Old Business:

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 July 8, 2025, Carried to January 13, 2026 without further notice)**

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 September 9, 2025 with notice)**

New Business:

EUGENIA MANUEL & JON ZYMARIS – An application to permit the construction of one-story additions, deck and stairs which would result in a side yard setback of 8.8 feet and 14.2 feet to the additions and 20.5 feet to the deck where 20.9 feet is required at 815 Hillcrest Road, Block 1202, Lot 31, in an R-1 Zone.

CLAUDIA SANCHEZ – An application to permit the construction of second story addition which would result in a front yard setback on Ellington Road of 31.75 feet where 40 feet is required, and would maintain a rear yard setback of 14 feet where 30 feet is required; and for the construction of a garage addition with a second floor and deck which would result in a front yard setback on Midwood Road of 27.2 feet where 40 feet is required, and coverage by above grade structures of 21.95% where 20% is permitted, and a driveway width of 24 feet where 17 feet is permitted at 697 Ellington Road, Block 4607, Lot 24, in an R-2 Zone.

BRIAN & KATE LEAHY – An application to permit a one-story addition and covered porch which would result in a front yard setback on Carlisle Terrace of 36.3 feet where 45 feet is required, a side yard setback of 16 feet where 22.33 feet is required, a rear yard setback of 26.1 feet where 30 feet is required, and a distance between the principal and accessory structure of 10.5 feet, where 12 feet is the minimum required at 288 Woodside Avenue, Block 3914, Lot 2, in an R-1 Zone.

Resolution memorialization:

- Melton, 914 Elaine Terrace, Block 5001, Lot 19
- Rosen, 96 Avondale Road, Block 1403, Lot 1
- DeNicholas & Tavani, 136 John Street, Block 3406, Lot 11

Adjournment