

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

***Tuesday, October 28, 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: October 14, 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 a side yard setback of 3.87 feet, where 5 feet is required at 3 Paul Court, Block 2505, Lot 2.04, in an R-110 Zone. **(Continued from April 8, 2025; Carried from September 23, 2025 with notice)**

New Business:

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% sit he 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 from September 9, 2025 without further notice)**

MICHAEL & CAITLIN LICARE – An application to install a swimming pool and related amenities, demolish existing detached garage and construct a new one-car detached garage which would result in a side and rear yard setback of 7 feet, where 10 feet is the minimum required, and location of patio/BBQ within the front yard setback on Fairway Road at 153 John Street, Block 3407, Lot 1, in an R-2 Zone.

JISOO SUZY YOON – An application to permit a circular driveway and additional paved area which would result in total coverage by improvements of 45.56%, where 40% is the maximum permitted for the property located at 257 Greenway Road, Block 2802, Lot 16, in an R-110 Zone.

Resolution memorialization:

- Fox, 325 Crest Road, Block 1909, Lot 24
- Manuel & Zymaris, 815 Hillcrest Road, Block 1202, Lot 31
- Leahy, 288 Woodside Avenue, Block 3914, Lot 2

Adjournment