

VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING

Re: Application of Ryan and Tara Briganti (the "Applicant")  
144 Sheridan Terrace; Block 2106, Lot 3 (the "Property")

PLEASE TAKE NOTICE that on **April 8, 2025** at 7:30 P.M., or as soon thereafter as the matter can be heard, the above-named Applicant will apply to the Zoning Board of Adjustment of the Village of Ridgewood (the "Board") in the Village Hall Court Room at the Municipal Building located at 131 North Maple Avenue, Ridgewood, New Jersey, 07450 for the purpose of reviewing and taking action on the application for development of Ryan and Tara Briganti for property commonly known as 144 Sheridan Terrace, Ridgewood, New Jersey, 07450, also known as Block 2106, Lot 3 on the current tax assessment map of the Village of Ridgewood (the "Property").

The Property is improved with a single-family dwelling, asphalt driveway, and detached garage. The Applicant is before the Board seeking to construct additions upon the existing dwelling, including the construction of a covered front porch, as well as front and rear dormers at the attic level (the "Application"). The Application requires the following variance relief:

- D(6) Use Variance sought pursuant to N.J.S.A. 40:55D-70(D)(6) to exceed the Maximum Allowable Building Height (30' Maximum Allowed v. 35.25' Existing and Proposed); and
- "C" or "Bulk" variances sought pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2) as to:
  - Maximum Gross Building Area Within 140': (32% Maximum Allowed v. 32.22% Proposed);
  - Maximum Lot Coverage By Improvements – Entire Lot: (40% Maximum Allowed v. 41.84% Proposed); and
  - Maximum Lot Coverage By Improvements - Within 140': (45% Maximum Allowed v. 45.42% Proposed).

In addition to the foregoing described approvals, the Applicant will also seek the Board's approval for any and all exceptions, waivers, variances and other incidental relief, including checklist waivers, that may be required or deemed necessary by the Board and/or its professionals after or during its review of this application, together with any further relief that may be deemed necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same.

Measurements, percentages and other calculations provided in this notice are in accordance with the development plans filed with the application. Please note that to the extent plan and/or application revisions are made during the hearing process, these measurements, percentages and other calculations will likely change, as will the associated relief required. The Applicant reserves the right to amend its application accordingly.

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At said time and place, you, or your agent or attorney, may appear before the Board to present any comments you may have in connection with this application. The application and supporting materials will be available for public review at least ten (10) days prior to the aforesaid meeting during regular business hours in the office of the Zoning Board of Adjustment located in the Municipal Building located at 131 North Maple Avenue, Ridgewood, New Jersey, 07450. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

**Attorney of Applicant:**  
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