

**VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT**

**PLEASE TAKE NOTICE** that a Zoning Board of Adjustment Hearing is scheduled for **Tuesday June 24, 2025 at 7:30 PM** in Village Hall for the Village of Ridgewood, in the Sydney V. Stoldt, Jr. Courtroom on Level Four, 131 North Maple Avenue, Ridgewood NJ 07450 at which time the Village of Ridgewood Zoning Board will consider **Application ZBA 25-16** as follows:

1. **Name of Applicant** is **Kathleen Carter**.
2. **Property** to which the Application applies is **535 North Monroe Street, Ridgewood, NJ**
3. **Property** is also known as **Lot 21 in Block 1603**.
4. **Property** is a pre-existing **Non-Conforming Lot** as defined in Village of Ridgewood Code, Chapter 190 entitled Land Use Development at **§190-127 in an R-2 Zone**.
5. **The nature of the Application** is for Minor Site Plan to construct a patio with a hot tub and outdoor kitchen which require setback variances for rear yard and side yard. The existing house has pre-existing non-conforming front yard and side yard setbacks which will not be modified by this Application.
6. **The relief sought** are variances from the Village of Ridgewood Code, Chapter 190 entitled Land Use Development **§190-124** as follows:
  - (a) **§ 190-124 S (2)** requires a minimum of 10 feet for the rear yard and side yard setbacks to a patio and Applicant proposes to provide 4.9 feet for the rear yard and 7.1 feet for the side yard setbacks. **Variance for 5.1 feet for the rear yard and 2.9 feet for the side yard setbacks are requested.**
  - (b) **§ 190-124 S (3)** requires a minimum of 10 feet for the rear yard setback to the Hot Tub and Applicant proposes 9 feet for the rear yard setback. **Variance for 1 foot setback is requested.**
  - (c) **§ 190-124 S (3)** requires a minimum of 10 feet for the rear yard setback to the Outdoor Kitchen and Applicant proposes 6.4 feet for the rear yard setback. **Variance for 3.6 foot setback is requested.**
7. **Applicant shall also seek such other permits, variances, waivers and/or exceptions which may become evident during the Hearing and necessary for approval of the proposed construction.**

When the case is called, you may appear in person or by an attorney, at which time you may question the Applicant's witnesses and/or present any testimony which you may have concerning the Application.

All documents relating to this Application can be inspected in the office of the Zoning Department in the Village of Ridgewood Village Hall 131 North Maple Avenue, Ridgewood, NJ between 9 AM and 4 PM Monday through Friday.

Respectfully submitted,  
**PRISCILLA J. TRIOLO, ESQ.**  
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