


**To:** Ridgewood Zoning Board of Adjustment  
Eric David Becker, Esq.

**From:** John Barree, PP, AICP 

**CC:** Jane Wondergem  
Chris Rutishauser, PE  
Bruce Whitaker, Esq

**Date:** February 20, 2025

**Re:** ZBA 25-03 Waldeck - 385 Realty, LLC  
385 Goffle Road  
Block 2603, Lot 20.01  
"D" Variance + "C" Bulk Variances - Completeness Review and Comments

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I have reviewed the following materials in preparation of this report:

- Letter of Representation from Eric David Becker, Esq., dated January 14, 2025.
- Village of Ridgewood Board of Adjustment Application Form with attachments dated December 23, 2024.
- Property Survey prepared by Jeffery H. Kleine, PLS dated July 30, 2024.
- 3 Sheet set of Architectural Plans prepared by Erik E. Boe RA, dated September 16, 2024.
- Zoning Compliance Table.

### **Completeness Review and Comments**

1. The subject property is a slightly oversized property with an angled rear lot line on the east side of Goffle Road in the R-2 Zone. The lot is developed with a two-family dwelling. The application addendum indicates that the two-family use was in place when a subdivision of the property was approved in 1971.
2. The applicant is proposing covered front and rear entry additions at the ground floor and new dormers on the second floor to expand the usable area of the unit on that floor. A minimal increase in building and improved coverage is proposed.
3. The applicant requires the following relief:
  - a. D(2) Expansion of a Non-Conforming Use – The application materials indicate that the non-conforming use was acknowledged as part of the 1971 subdivision approval. It is the applicant's burden to demonstrate that the existing use has legal non-conforming status. If the non-conforming status is confirmed, the proposed modifications and expansion of the 2<sup>nd</sup> floor area will required a variance pursuant to N.J.S.A. 40:55D-70.d(2).

- b. Insufficient Front Yard Setback – A minimum front yard setback of 40 feet is required. The proposed entrance portico is proposed to be setback 32.9 feet from the property line and 30.9 feet from the Bergen County road-widening easement.
4. Per section 190-119.A(1)(a) the front yard setback shall be measured from an easement present along the right-of-way. As noted above, the existing condition should be considered a 37.9 foot setback and the proposed condition a 30.9 foot setback. The applicant should update the drawings and zoning table to reflect the setback to the easement.
5. The proposed coverage by above grade structures is well below the permitted limit; however, the number is shown to increase for the total lot area but not for within 140 feet. It appears that all the improvements are proposed within 140 feet, so the numbers do not appear to be consistent. The applicant should review and update the calculations as needed.
6. The site driveway appears to provide cross-access to the neighboring property to the south and to the Village-owned property to the east. The applicant should provide testimony about the operational aspects of the driveway, whether any easements exist, and whether there will be any changes to the parking and circulation on the subject property as a result of the proposed improvements.
7. The application is technically complete and can be scheduled for a hearing. The applicant and their professionals should be prepared to address the comments and minor technical corrections noted in this review.