

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

***Tuesday, June 24, 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: May 13, 2025

Non-agenda items:

Board member comments

Members of the public comments

Public hearings

Old Business:

JUSTIN & GASSIA FOX – An application to permit the construction of a rear and second floor addition which would result in a building height of 37 feet, where 30 feet is permitted, and gross building area of 27.2%, and gross building area within 175 feet of the front lot line of 27.9%, where 20% is the maximum permitted at 325 Crest Road, Block 1909, Lot 24, in an R-110 Zone. **(Continued from January 28, 2025; Carried to August 12, 2025 without further notice)**

NICHOLAS & BRITTANY LOUROS – An application to permit the construction of a new single-family dwelling with attached garage, pool and patio which would result in a front yard setback on Briarcliff Road of 25.29 feet, where 40 feet is required; side yard setback to raised patio of 4.55 feet, where 10 feet is required; gross building area within 140 feet of the front lot line of Orchard Place of 38.5%, where 32% is permitted; coverage by above grade structures within 140 feet of the front lot line of Orchard Place of 23.35%, where 20% is permitted; and a fence height of 6 feet where 4 feet is permitted at 220 Orchard Place, Block 2311, Lot 5.01, in an R-2 Zone. **(Continued from May 27, 2025 without further notice)**

New Business:

CHRISTOPHER & SARA WILSON – An application to permit the construction of a rear addition to the first floor and attic addition which would result in a building height of 33 feet, where 30 feet is permitted; a side yard setbacks of 14.1 feet to the attic addition, and 12.52 feet to the rear addition, where 22 feet is the minimum required; and a combined side yard setback of 26.62 feet, where 27.3 feet is required at 718 Hillcrest Road, Block 1403, Lot 7, in an R-1 Zone.

**AGENDA – CONTINUATION
2025**

June 24,

KATHLEEN CARTER – An application to permit the construction of a patio, hot tub and outdoor kitchen which would result in a rear yard setback of 4.9 feet and a side yard setback of 7.1 feet to the patio, a rear yard set back of 9 feet to the hot tub, and a rear yard setback of 6.4 feet to the outdoor kitchen, where 10 feet is the minimum required at 535 North Monroe Avenue, Block 1603, Lot 21, in an R-2 Zone.

Resolution memorialization:

Adjournment