

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

***Tuesday, May 27, 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 June 24, 2025 without further notice)**

ANDREI BASOV & MARIA KALININA – An application to allow an existing tree house to remain on the property which results in tree house gross floor area of 135 SF, where 64 SF is permitted; side yard setback of 3.87 feet, where 5 feet is required; and a height of 10.15 feet, where 10 feet is permitted at 3 Paul Court, Block 2505, Lot 2.04, in an R-110 Zone. **(Continued from April 8, 2025; Carried to July 8, 2025 without further notice)**

KENNETH & PATRICIA LEUNG – An application to permit the construction of a one-story addition, an attached two-car garage, the conversion of an existing garage into a pool cabana, removal of existing pool and construction of a new in-ground pool and pool patio, and a sports court which would result in a front yard setback on Ivy Place of 34 feet to the garage, where 45 feet is required; gross building area within 140 feet of the front lot line of Carlisle Avenue of 5,147 SF, where 5,100 SF is permitted; and gross building area within 140 feet of the front lot line of Ivy Place of 20.5%, where 20% is permitted at 256 Ivy Place, Block 3910, Lot 2, in an R-1 Zone. **(Continued from April 8, 2025 without further notice)**

New Business:

ANDREW & MEAGHAN SCHMIDT – An application to permit the construction of a second story addition which would maintain a side yard of 11.41 feet, where 16.64 feet is the minimum required, and would maintain aggregate side yard of 24.66 feet where 24.75 feet is the minimum required, and would result in total gross building area of 35.32%, where 32% is the maximum permitted, and gross building area with 140 feet of the front lot line of 37.8%, where 32% is the permitted at 739 Parsons Road, Block 1304, Lot 19, in an R-1 Zone.

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.

LINOY MATHEW – An application to permit the construction of a two-story and second story addition with an exterior terrace, new rear patio, new detached garage, extended driveway and circular driveway which would result in a front yard setback of 41.9 feet, where 55 feet is required; a left side yard setback of 12 feet and a right side yard setback of 17.1 feet, where 20 feet is required; and driveway curb cuts with a combined width of 25.34 feet, where 12.97 feet is permitted at 314 South Van Dien Avenue, Block 4107, Lot 19, in an R-125 Zone.

Resolution memorialization:

- Kantrowitz, 126 S Hill Road – Extension of variance approval

Adjournment