

VILLAGE OF RIDGEWOOD ZONING BOARD OF ADJUSTMENT

AGENDA

Tuesday, February 13, 2024

Village Hall Court Room - 7:30 PM

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: January 23, 2024

Non-Agenda Items

Board Member Comments

Members of the Public Comments

Public Hearings

Old Business

JEFFERY TO & LAUREN ROBBINS –

An application to permit the construction of a single family dwelling which would result in coverage by above-grade structures within 140 feet of the front lot line of 20.5%, where 20% is the maximum permitted and gross building area within 140 feet of the front lot line of 31.1%, where 29% is permitted at 155 Phelps Road, Block 1605, Lot 12, in an R-1 Zone. (Continued from December 12, 2023; Carried from January 9, 2024 without further notice)

New Business

WILL & CORINE SHALEWITZ -

An application to permit the construction of first floor and second floor additions

and a portico at the front of the residence which would result in a front yard setback to the steps of 33.83 feet, where 40 feet is required; and side yard setbacks of 6.33 feet to the garage, 9.58 feet to the first floor addition, and 15.16 feet to the second floor, where 18.66 feet is the minimum required at 224 Richards Road, Block 1205, Lot 4, in an R-1 Zone.

PATRICIA MARTIN –

An application to permit the reconstruction of an existing sunroom and a second floor addition that would result in a rear yard setback of 26.58 feet, where 30 feet is the minimum required at 650 Arcadia Road, Block 4502, Lot 11, in an R-2 Zone.

TABBOULE RESTAURANT/CHUKRY JABALY -

An application for minor site plan approval to eliminate a recessed storefront entry to create an entrance at the façade line which would result in a floor area ratio of 72% where 58% exists and 50% is the maximum permitted at 39-41 East Ridgewood Avenue, Block 3805, Lot 16, in a B-1 Zone.

RICHARD & JAMIE CARIDDI –

An application to permit the construction of a rear covered open porch with second floor rear addition which would result in coverage by above grade structures over total lot of 20.5%, and coverage by above grade structures within 140 feet of the front lot line of 22%, where 20% is the maximum permitted at 467 Overbrook Road, Block 3610, Lot 10 in an R-2 Zone.

MARK & AMANDA NAFASH –

An application to permit the reconstruction of one-story, two-story and second story additions which would result in a side yard setback to the second story addition of 14.5 feet and to the one-story addition of 15.03 feet, where 17.2 feet is the minimum required; coverage by above structures of 21.8%, where 20% is the maximum permitted; and gross building area of 35.7%, where 34% is the maximum permitted at 404 Beveridge Road, Block 1303, Lot 2 in an R-1 Zone.

Resolution Memorialization

- o Masseria, 375 Van Emburgh Avenue
- o Kenney, 219 Walthery Avenue

Adjournment