

Ridgewood Planning Board
Regular Public Meeting
February 17, 2026
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The following minutes are a summary of the Planning Board meeting of February 17, 2026. Interested parties may request an audio recording of the meeting from the Board Secretary for a fee.

Call to Order & Statement of Compliance with the Open Public Meetings Act: Mr. Joel called the meeting to order at 7:35 p.m.

Roll Call – The following members were present: Rob Willis, John Young, Deputy Mayor Perron, Richard Joel, Michael Stern, Fran Barto, Jim Van Goor, David Refkin, Reese Campbell and Sammy Thomas. Elizabet Timofeeva was absent. Also present were Christopher Martin, Esq., Board Attorney; John Barree, Village Planner, and Jane Wondergem, Board Secretary.

John Barree was appointed as Professional Planner for the Board.

Public Comments on Topics not Pending Before the Board – There were no comments at this time.

Committee/Commission/Professional Updates for Non Agenda Topics -

Deputy Mayor Perron provided a Council update.

Mr. Refkin provided a Green Ridgewood update.

TPK Investments LLC, 174 South Maple Avenue, Block 3710, Lot 15 – Minor Site Plan application with “C” Bulk variance relief.

Matthew Capizzi, Esq., entered his appearance on behalf of the applicant and made opening remarks.

Sean McClellan was sworn and his credentials as a licensed engineer accepted. Mr. McClellan testified regarding the site plan, describing the lot as pie-shaped and describing the existing conditions. Mr. McClellan explained the proposed plans to enclose the vestibule on South Maple on three sides and to build a glass structure/greenhouse on the Union Street side of the building.

Mr. McClellan went over the zoning table in regards to setbacks and coverage. Mr. McClellan stated that the enclosure for the vestibule on the South Maple Avenue side of the building will not increase the improvement coverage and only a small portion of the greenhouse structure will encroach into the required front yard setback on Union Street. Mr. McClellan showed how the greenhouse will be screened by the existing landscaping.

Board members asked about drainage issues. Mr. McClellan explained that there will be a small increase in coverage.

Mr. Barree stated that due to the width of the right-of-way on both South Maple Avenue and Union Street, the required minimum setback on South Maple Avenue would be 34.375 feet and on Union

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Street would be 35 feet. The plans show the required front yard setback to be 30 feet. Revised plans will need to be submitted at some point.

There were no questions from the public.

Adrian Figueroa was sworn and his credentials as a licensed architect accepted. Mr. Figueroa testified regarding the drawings he prepared. Mr. Figueroa stated that the vestibule would not be completely enclosed and the walls would be all glass and have a height of 11 feet. The greenhouse will be all glass.

Board members asked about the railing at the vestibule and if it was ADA compliant. Following discussion regarding ADA compliance, Mr. Capizzi stipulated that if the application were approved, the applicant will come back to the Board if additional variances are deemed to be required after review by the Village Zoning Official.

Mr. Figueroa testified regarding the proposed greenhouse, stating that the existing patio would be extended for the greenhouse which will be 16' 6" by 11' 3". Mr. Figueroa referred to the elevation drawings which showed where the above balcony ends and the greenhouse extends. The greenhouse will have a height of 8' 11" from the slab to the top.

Board members asked if the existing fire escape would be impeded. Mr. Figueroa said it would not. Mr. Young said they may need to use fire rated glass.

Board members asked if it would be used as a sunroom. Mr. Capizzi said it would only be used for plants. Board members asked if the unit with the proposed greenhouse belonged to the building owner. Mr. Capizzi said it is the owner's unit. Board members asked if there would be any mechanical equipment. Mr. Figueroa said there would be no plumbing, heating or cooling.

Mr. Barree asked about the existing air well with steel grate cover shown on the plans. Mr. Figueroa stated that the air well has been decommissioned since work was done in the apartment.

Nicholas Graviano was sworn and his credentials as a Professional Planner accepted. Mr. Graviano described the property, the proposed improvements and identified the variances being requested.

Mr. Graviano testified that under the C(1) section of the MLUL there are grounds for granting the variances due to the unique shape of the undersized corner lot and under the C(2) section of the statute there are grounds for the variances as the requested relief advances the positive criteria in terms of the health and safety for the vestibule. Mr. Graviano stated that there would be no negative impact of the proposed greenhouse as it would be screened with plantings.

Mr. Graviano testified that the Master Plan states that the purpose of the R-4 zone is to allow these developments to remain in their existing form and be updated as needed.

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Mr. Graviano showed photos of the existing landscaping which would shield the greenhouse from view and stated that the owner is dedicated to his plantings.

There were no questions from the Board or the Board professionals.

There were no questions or comments from the public.

Mr. Capizzi made closing remarks.

Following Board deliberation, Mr. Stern made a motion to approve with the conditions discussed, Ms. Barto seconded, and the application was approved.

Board Training – Mr. Barree and Mr. Martin discussed different aspects of the responsibilities of the Planning Board as there is a lot of activity happening in the Village in terms of the adoption of the recent ordinances.

Topics discussed included what types of applications go to the Zoning Board of Adjustment and what types of applications go to the Planning Board. Also covered were the differences of the C(1) and C(2) criteria and 'c' variances and 'd' variances. Topics also included applications for interpretation and applications to appeal the Zoning Officer's decisions. There were specific questions from Board members and various discussions.

Adoption of Minutes: The minutes from January 6, 2026 and February 3, 2026 were adopted.

The meeting was adjourned at 9:34 p.m.

Respectfully submitted,

Jane Wondergem, Board Secretary

Date Approved: March 17, 2026