



# VILLAGE OF RIDGEWOOD

## BERGEN COUNTY, NEW JERSEY

### PLANNING BOARD

131 NORTH MAPLE AVENUE  
RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

**PLANNING BOARD REORGANIZATION &  
PUBLIC MEETING NOTICE/AGENDA  
Tuesday, January 6, 2026  
Village Hall Court Room - 7:30 P.M.**

*(all timeframes and the order of agenda items below are approximate and subject to change)*

- 1. 7:30 p.m. - Call to Order, Statement of Compliance, Flag Salute, Roll Call** - In accordance with the provisions of Section 10:4-8d of the Open Public Meetings Act, the date, location, and time of the commencement of this meeting is reflected in a meeting notice, a copy of which schedule has been filed with the Village Manager and the Village Clerk, The Ridgewood News and The Record newspapers, and posted on the bulletin board in the entry lobby of the Village municipal offices at 131 North Maple Avenue, and on the Village website, all in accordance with the provisions of the Open Public Meetings Act.
- 2. 7:35 p.m. – 8:00 p.m. – Reorganization of Planning Board**
  - Swearing of Board Members
  - Election of Officers
  - Appointment of Board Attorney
  - Selection of Experts
  - Appointment of Board Committees and Designees
  - Resolution re: Open Public Meetings Act and Annual Meeting Schedule
- 3. 8:00 p.m. – 8:05 p.m. – Public Comments on Topics not Pending Before the Board**
- 4. 8:05 p.m. – 8:10 p.m. – Committee/Commission/Professional Updates for Non Agenda Topics; Correspondence Received by the Board**
- 5. 8:05 p.m. – 8:30 p.m. – Review of proposed Ordinance #4071 to Amend Chapter 190 – Land Use and Development – to Establish S-1 Senior Overlay Zone District**
- 6. 8:30 p.m. – 9:00 p.m. – Review of proposed Ordinance #4072 to Amend Chapter 190 – Land Use and Development – to Establish TO-1 Townhouse Overlay District**
- 7. 9:00 p.m. – 9:30 p.m. – Review of proposed Ordinance #4073 to Amend Chapter 190 – Land Use and Development – to Modify Zoning Standards to Establish the C-R-1 Commercial – Residential District**
- 8. 9:30 p.m. – 10:00 p.m. – Review of proposed Ordinance #4074 to Amend Chapter 190 – Land Use and Development – to Modify Zoning Standards for the B-1 and B-2 Districts**
- 9. 10:00 p.m. – 10:30 p.m. – Review of proposed Ordinance #4075 to Amend Chapter 190 – Land Use and Development – to Modify the Mandatory Affordable Housing Set-Aside Standards**
- 10. 9:50 p.m. – 9:55 p.m. – Adoption of Minutes: October 21, 2025**
- 11. 9:55 p.m. – Executive Session if needed**
- 12. Adjournment**

***In accordance with the Open Public Meetings Act, all meetings of the Ridgewood Planning Board (i.e., official public meetings, work sessions, pre-meeting assemblies and special meetings) are public meetings, which are always open to members of the general public.***

***Members: Rob Willis, Pamela Perron, John Young, Richard Joel, Frances Barto, James Van Goor, Michael Stern, David Refkin, Reese Campbell, Elizabet Timofeeva, Sammy Thomas***

***Professional Staff: Joseph Mecca, Jr., Esq., Board Attorney; Christopher J. Rutishauser, Village Engineer; Jane Wondergem, Board Secretary***