

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

***Tuesday, January 27, 2026
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.

Oath of Office: Jamie Fox

Roll call

Minutes: January 13, 2026

Non-agenda items:

Board member comments

Members of the public comments

Public hearings

Old Business:

JISOO SUZY YOON – An application to permit a circular driveway and additional paved area which would result in total coverage by improvements of 45.56%, where 40% is the maximum permitted for the property located at 257 Greenway Road, Block 2802, Lot 16, in an R-110 Zone. **(Continued from October 28, 2025, Carry to March 10, 2026 without further notice)**

MICHAEL & CAITLIN LICARE – An application to install a swimming pool and related amenities, demolish existing detached garage and construct a new one-car detached garage which would result in a side yard setback to the pool of 8 feet, and rear yard setback to the pool of 7 feet, where 10 feet is required, and location of patio/BBQ within the front yard setback on Fairway Road at 153 John Street, Block 3407, Lot 1, in an R-2 Zone. **(Continued from November 25, 2025 without further notice)**

MUHAMMAD MAHMOUD – An application to permit the construction of an addition to the attic which would result in a front yard setback to the second floor of 31.4 feet, and to the attic addition of 33.8 feet, where 40 feet is required; gross building area of 38%, where 32% is the maximum permitted; gross building area within 140 feet of the front lot line on Fairfield Avenue of 38%, where 32% is the maximum permitted; and gross building area within 140 feet of the front lot line on Graydon Terrace of 44%, where 34% is permitted at 230 Fairfield Avenue, Block 3212, Lot 7, in an R-2 Zone. **(Continued from October 28, 2025, Carried from December 9, 2025 without further notice)**

New Business:

ELLEN STORMS – An application to permit the construction of a one story addition which would result in a side yard setback of 9.5 feet where 18.67 feet is the minimum required and for the

construction of a second story addition which would maintain a front yard setback on North Van Dien Avenue of 35.5 feet where 45 feet is the minimum required, and would maintain a rear yard setback of 27.16 feet where 30 feet is the minimum required, total coverage by above grade structures within 140 feet of the front lot line of 22.4% where 20% is the maximum permitted, total gross building area of 32.9% where 29% is the maximum permitted, gross building area within 140 feet of the front lot line of 38.4% where 32% is the maximum permitted, and a side yard setback to the patio of 3 feet where 10 feet is required at 68 North Van Dien Avenue, Block 3612, Lot 16, in an R-1 Zone. **(Carried from December 9, 2026 without further notice)**

MARK DONOGHUE – An application to permit the demolition of the existing garage and the construction of a new garage which would result in coverage by improvements on the whole lot of 52.6%, where 45% is the maximum permitted and 59.5% exists; and coverage by improvements within 140 feet of the front lot line of 52.7%, where 45% is permitted and where 59.3% exists, and a garage height of 18 feet, where 15 feet is permitted at 151 North Walnut Street, Block 2011, Lot 18, in an R-2 Zone.

Discussion: Basov & Kalinina, 3 Paul Ct, Block 2505, Lot 2.04 – Request for a 6 month extension to comply with the conditions of the resolution

Resolution memorialization:

- Seiter, 179 Lincoln Avenue, Block 2301, Lot 13

Adjournment