

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

***Tuesday, February 24, 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.

Roll call

Minutes: February 10, 2026

Non-agenda items:

Board member comments

Members of the public comments

Public hearings

Old Business:

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 January 27, 2026; Carried to March 24, 2026 without further notice)**

PAVAN RAYABARAPU & RAJANI NOMULA – An application to permit the construction of a new single family dwelling, on the existing foundation, which would result in a front yard of 38 feet and 34.9 feet, to the covered porch, where 40 feet is the minimum required, and would result in a rear yard of 11 feet where 30 feet is the minimum required. The expansion of the driveway and proposed retaining walls and fence which will result in a combined height of 11 feet, where 4 feet is the maximum permitted at 370 Upper Boulevard, Block 1910, Lot 3, in an R-2 Zone. **(Continued from December 9, 2025; Carried from February 10, 2026 without further notice)**

New Business:

WEI CAI – An application to permit the construction of an attic dormer which would result in a front yard setback on John Street of 22.4 feet where 40 feet is required; a front yard setback on Fairway Road of 43.6 feet where 45 feet is required; and a rear yard setback of 9.1 feet where 30 feet is required at 152 John Street, Block 3406, Lot 8, in an R-2 Zone.

GREGORY & VICTORIA IANNAcone – An application to permit the modification of the driveway which would result in a driveway width of 37 feet, where 25 feet is the maximum permitted at 178 N. Pleasant Avenue, Block 3402, Lot 7, in an R-2 Zone.

HENRY & MEGHAN KILLIAN – An application permit the construction of two-story and second story additions, open front porch, rear landing and steps, front walkway, extended driveway and rear patio, cellar door, generator and new a/c units which would result in a building height of 31.25 feet, where 30 feet is permitted, and side yard setback of 14.1 feet to the addition, and 13.88 feet to the porch, where 21.61 feet is required; side yard setback to the cellar door of 7.75 feet and 9 feet to the generator and a/c units, where 10 feet is required at 757 Hillcrest Road, Block 1404, Lot 21, in an R-1 Zone.

TES TJ REALTY LLC – An application to add signage for a tenant space with a common entrance where it is not permitted at 45 North Broad Street, Block 3804, Lot 23, in a B-1 Zone.

Resolution memorialization:

Adjournment