

**VILLAGE OF RIDGEWOOD
BOARD OF ADJUSTMENT
Meeting Minutes
FEBRUARY 10, 2026**

Opening:

The public meeting of the Zoning Board of Adjustment of the Village of Ridgewood was called to order at 7:37 p.m.

Matthew Swan took the Oath of Office.

Present: Greg Brown, Diana Ruhl, Jonathan Papietro, Yelena Raytser and Matthew Swan were present. Also present were Bruce Whitaker, Esq., Board Attorney, and Jane Wondergem, Board Secretary. Matthew Bandelt, Jamie Fox and Jason Curreri were absent.

The minutes from January 13, 2026 and January 27, 2026 were adopted.

Non-agenda items:

Board member comments – There were no comments at this time.

Members of the public comments – There were no comments at this time.

Public hearings

Old Business:

Mr. Brown announced that the PAVAN RAYABARAPU & RAJANI NOMULA, 370 Upper Boulevard, application was carried to February 24, 2026 without further notice.

New Business:

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. (Carried from January 27, 2026 without further notice)

Mark Donoghue, homeowner, was sworn.

Rocco Orlando was sworn and his credentials as a licensed architect accepted. Mr. Orlando testified regarding the existing non-conforming conditions on the property. The existing improvement coverage is over for both the whole lot and within 140 feet. Mr. Orlando testified that the improvement will be reduce, but will still exceed what is permitted. Mr. Orlando explained that the variance for the height of the garage is due to the side dormer which would have a pitch of 4.5/12, where 8:12 is required. Mr. Orlando testified that the new garage will

have compliant setbacks, which would be an improvement from the existing garage. Mr. Orland stated that the additional space in the garage is to make room for stairs to the attic for storage only. The room in the back of the garage is for a workshop area and pool equipment.

Mr. Orlando testified regarding the elevation drawings and the floor plans of the proposed garage. Mr. Orlando stated that the existing garage is not sound and does not have the depth to park a car.

Mr. Whitaker asked if the garage would have heat and plumbing. Mr. Orlando said the garage would have heat and plumbing only for the pool equipment. Mr. Whitaker asked about the height of the attic space. Mr. Orlando said it is all under 7 feet.

Board members asked if there had been variances granted previously regarding the improvement coverage. The homeowner purchased the house as it exists and did not know of any prior approvals. Board members asked if there was a way to gain or access storage without the extra height. Mr. Orlando explained the need for the dormers, both for practical reasons and aesthetic reasons.

Following discussion regarding the height of the garage, Mr. Orlando stipulated that the garage will be compliant.

There were no questions from the public.

Public comment:

Robert Wong, 157 North Walnut Street, was sworn and said he had similar concerns that the Board members had. Mr. Wong said the proposed garage is bigger and higher than the existing and is concerned with the impact on his property. Mr. Wong would like to see the applicant replace the plantings which have been removed.

Mr. Orlando stated he will remove the dormer from the side of the garage facing the neighbor and the homeowner will work with the neighbor in terms of screening.

Following Board deliberation Mr. Brown made a motion to approve the application, Ms. Ruhl seconded, and the application was approved.

Resolution memorialization: The following resolutions were memorialized:

- Kaplanis, 335 Marshall Street, Block 3607, Lot 31
- Storms, 68 N. Van Dien Avenue, Block 3612, Lot 16

The Board went into closed session for the purpose of discussing ongoing litigation matters.

The Board reconvened and the meeting was adjourned at 8:58 p.m.

Minutes submitted by:

Jane Wondergem, Board Secretary

Date Approved: February 24, 2026