

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.
ATTORNEYS AT LAW

WWW.PRICEMEESE.COM

TICE CORPORATE CENTER
50 TICE BOULEVARD
SUITE 380
WOODCLIFF LAKE, NJ 07677
PHONE: 201-391-3737
FAX: 201-391-4170

115 EAST STEVENS AVENUE
SUITE 109
VALHALLA, NEW YORK 10595

89 HEADQUARTERS PLAZA NORTH
SUITE 1465
MORRISTOWN, NJ 07960

PLEASE RESPOND TO WOODCLIFF LAKE OFFICE

February 26, 2024

VIA CERTIFIED MAIL, RRR
LEGAL PUBLIC NOTICE

RE: Application for Variance Relief
Jonathan & Danielle Cohen
210 Orchard Place, Ridgewood, NJ

Dear Property Owner:

PLEASE TAKE NOTICE that an Application for Variance Relief has been filed on behalf of Jonathan and Danielle Cohen ("Applicants") for property identified as 210 Orchard Place, Ridgewood, New Jersey ("Property") with the Zoning Board of the Village of Ridgewood ("Board") pursuant to the provisions of the Land Use and Development Ordinance of the Village of Ridgewood ("Code"). The Property is designated as Block 2312 Lot 1 on the current Village of Ridgewood Tax Assessment Map and is located in the Single-Family Residence District ("R-2 Single Family Zone").

Applicants are seeking the following variance relief to permit a deviation from the Code: minimum front yard setback: 40 ft from Briarcliff Rd required, 20.4 ft from Briarcliff Rd proposed.

The Applicant will also seek the Board's approval for any and all variances, exceptions, waivers, interpretations and other incidental relief that may be required or deemed necessary by the Board after or during its review of this Application, together with any further relief that may be deemed necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same. Measurements, percentages and other calculations provided in this notice are in accordance with the site plans filed with the Application. Please note that to the extent plan and/or Application revisions are made during the hearing process, these measurements, percentages and other calculations will likely change as will the associated relief required per the Borough Ordinance. The Applicant reserves the right to amend its application accordingly.

Property Owner
February 26, 2024
Page -2-

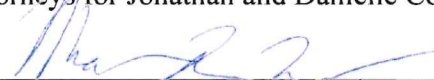
The application is scheduled to be heard at a Special Meeting before the Village of Ridgewood Zoning Board on Monday, March 11, 2024 at 7:30 pm, or as soon thereafter as the matter may be heard, in the Sydney V. Stoldt, Jr. Courtroom on Level Four of Village Hall, 131 N. Maple Avenue, Ridgewood, NJ 07450. The application is available for review on the Village of Ridgewood website, www.ridgewoodnj.net, and at the office of the Secretary to the Board of Adjustment in the Ridgewood Village Hall, 131 N. Maple Avenue, Ridgewood, NJ 07450 during office hours of 8:30 a.m. to 4:30 p.m.

This Notice is being published upon order of the Board.

Very truly yours,

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.
Attorneys for Jonathan and Danielle Cohen

By:



Matthew R. Weiss, Esq.