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May 28, 2024

Ms. Jane Wondergem
Board Secretary
Village of Ridgewood
131 N. Maple Street
Ridgewood, NJ 07450

Re: Block 3404, Lot 10
152 Pershing Avenue
Jay Klatsky

Dear Jane,

This correspondence and attachments are in response to the attached HGA memorandum of March 6, 2024. For purposes of organization, I shall follow the same numerical sequence as the HGA memorandum.

- 3a The Plot Plan shows the existing conditions on the left-hand side of the plan and the proposed condition on the right-hand side of the plan and are labeled as such. The existing condition is a Survey, and the Plan is signed by our surveyor. A stand-alone survey is also attached.
- 3b The width of the concrete sidewalk has been corrected and made consistent.
- 4a The conceptual Landscaping Plan shows the 2.3' setback by scale. Borst Landscape Design advises that Skip Laurels are a proper choice for that area.
- 4b The 2'x2' bluestone stepping stones have been removed.

I trust the plans meet the Village's requirements and this application can be deemed complete and scheduled for a Public Hearing.


I am available for questions at tibor@conklinassociates.com or 201-327-0443.

Very truly yours,


Tibor Latincsics, PE,PP

cc: Jay Klatsky

To: Ridgewood Zoning Board of Adjustment
Jay Klatsky, Applicant

From: John Barree, PP, AICP 

CC: Jane Wondergem
Chris Rutishauser, PE
Bruce Whitaker, Esq

Date: March 6, 2024

Re: ZBA 24-02 Klatsky
152 Pershing Avenue
Block 3404, Lot 10
"C" Bulk Variance – Completeness Review and Comments

I have reviewed the following materials in preparation of this report:

- Village of Ridgewood Board of Adjustment Application Form, with attachments, dated January 22, 2024.
- One (1) sheet plot plan prepared by Tibor Latincsics, PE, PLS, revised through January 27, 2023.
- One (1) sheet landscape concept plan prepared by Preston H. Rowan of Borst Landscape and Design, dated January 15, 2024.

Completeness Review and Comments

1. The subject property is an undersized lot with insufficient area and width in the R-2 Zone on the west side of Pershing Avenue. The property is developed with a two-story dwelling, a driveway and detached garage, and a rear patio. The applicant is proposing to expand the patio area and its perimeter walls by approximately 271 square feet.
2. The applicant identifies the following variance relief:
 - a. Excessive Improved Coverage – A maximum of 45% is permitted, 46.3% exists, and 51.5% coverage is proposed.
 - b. Excessive Coverage by Above Grade Structures – A maximum of 20% is permitted, 24.4% exists, and 25.1% is proposed.
 - c. Insufficient Patio Setback – A minimum side yard setback of 10 feet is required for patios where 3.3 feet exists and is proposed for the patio and 2.3 feet exists and is proposed for the extended patio wall.
3. Plot Plan Comments:

- a. The revision digest on the plot plan notes a survey updated on 11/27/23 but the Plan does not include attribution for the survey. A separate survey has not been provided. The Plan shall be updated to reflect the date of the surveyor and preparer.
 - b. There are two drawings on the plan that are unlabeled – presumably the left drawing represents the existing conditions and the right drawing the proposed. The front concrete walk is inconsistent between the drawings, but an addition is not noted in the plans, the coverage calculations, or the application. The applicant shall review the size and location of the front walk and revise the plans to either show a consistent existing condition or note the proposed expansion with updated coverage calculations.
4. Landscape Plan Comments:
- a. The conceptual landscape plan does not appear to show the same setback between the patio and the northern property line as proposed on the plot plan. The proposed arborvitae and skip laurels will likely not fit within the 2.3' setback shown on the plot plan.
 - b. In addition, there are three 2' x 2' bluestone stepping stones shown on the landscape plan that are not included on the plot plan. These stones represent 12 square feet of additional coverage that should be considered in the variance request.
 - c. The applicant shall clarify the proposed landscape improvements and provide a revised plan that reflects consistent setbacks and updated coverage that includes the bluestone stepping stones if the exhibit is to be considered by the Board.
5. The applicant shall provide updated plans to address the comments in this report before the matter can be scheduled for a hearing.