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VILLAGE OF RIDGEWOOD
ZONING BOARD
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE: that Jay Klatsky (“Applicant”), residing at 152 Pershing Avenue, Ridgewood, NJ 07450, has filed an application with the Village of Ridgewood Zoning Board with respect to property located at 152 Pershing Avenue, Block 3404, Lot 10 on the Village’s Tax Map (“Property”). The Property is located within the R-2 Single Family Residence Zone.

The Applicant is seeking a Zoning Permit for a 271 SF patio expansion, which would result in the maximum improved coverage increasing from 46.3% to 51.2% coverage of above grade structures is being increased from 24.4% to 25.1%. The at or below grade proposed patio is 22.3’ from the rear property line and 3.3’ from the north sideline. The patio wall is 2.3’ from the sideline. A variance of 190-119H(1) which limits maximum improvement coverage to 45% is requested and 190-124S(2) which requires a 10’ side yard.

The Applicant shall also seek any other variances or waivers as may be deemed necessary in connection with this application.

A Public Hearing for this application has been scheduled for Tuesday, July 9, 2024 at 7:30 p.m. in the Courtroom at Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey and is open to parties desiring to be heard for or against said application.

The application is available for review on the Village of Ridgewood website, www.ridgewoodnj.net, and at the office of the Secretary to the Zoning Board in Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey during office hours of 8:30 a.m. – 4:30 p.m.

Questions regarding this application can be directed to:

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