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**PLEASE RESPOND TO WOODCLIFF LAKE OFFICE**

August 13, 2024

**PROPERTY OWNER NOTICE**

RE: Application for Variance Relief - David J. Rosen,  
In his capacity as Trustee of 2012 David J. Rosen Irrevocable Trust  
264 W. Ridgewood Avenue, Ridgewood, NJ

Dear Property Owner:

PLEASE TAKE NOTICE that an Application for Variance Relief has been filed on behalf of David J. Rosen in his capacity as Trustee of the 2012 David J. Rosen Irrevocable Trust ("Applicant") for property identified as 264 W. Ridgewood Avenue, 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 2404 Lot 1 on the current Village of Ridgewood Tax Assessment Map and is located in the R-110 Zone District.

Applicant seeks approval for replacement/expansion of paver patio, addition of in-ground swimming pool and spa, addition of protective fence for pool.

Applicant seeks the following variance relief to permit a deviation from the Code:

190-101E(10) - maximum coverage by above-grade structures (20% permitted, 21.23% existing, 24.36% proposed).

190-101E(11) - maximum coverage by above-grade structures within 175' of front lot line (20% permitted, 21.23% existing, 24.36% proposed).

190-119H(1) - maximum improvement coverage (40% permitted, 40.68% existing, 47.3% proposed).

190-119H(2) - maximum improvement coverage within 175' of front lot line (40% permitted, 40.68% existing, 47.3% proposed).

190-124F(3)(d)[5] - combined height of fences and retaining walls shall not exceed the permitted height for either fences or walls (4' permitted, 10'8" 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.

The application is scheduled to be heard before the Village of Ridgewood Zoning Board on Tuesday, August 27, 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](http://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.

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.

By: **Matthew R. Weiss**  
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in his capacity as Trustee Of the  
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