

VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

Re: Application of Matthew Cohen (the "Applicant")
72 Ridge Road; Block 2111 Lot 4 (the "Property")

PLEASE TAKE NOTICE that on **January 14, 2025** at 7:30 P.M., or as soon thereafter as the matter can be heard, the above-named Applicant will apply to the Zoning Board of Adjustment of the Village of Ridgewood (the "Board") in the Village Hall Court Room at the Municipal Building located at 131 North Maple Avenue, Ridgewood, New Jersey, 07450 for the purpose of reviewing and taking action on the application for development of Matthew Cohen for property commonly known as 72 Ridge Road, Ridgewood, New Jersey, 07450, also known as Lot 4, Block 2111 on the current tax assessment map of the Village of Ridgewood (the "Property").

The Property is improved with a two-story dwelling, asphalt driveway, rear patio, and wood deck. The Applicant seeks to expand the existing dwelling by constructing the following improvements: (1) a one-story addition to the rear left portion of the dwelling, (2) a second-floor addition over an existing one-story element along the right rear portion of the dwelling, (3) an at-grade bluestone patio in the rear yard, and (4) a raised wood deck along the right rear of the dwelling (the "Application"). The Application predominantly occurs over existing impervious areas.

Pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2), the Applicant is before the Board seeking variance relief as follows:

- Minimum Left-Side Yard Setback: (23' Minimum Required v. 10' Existing and Proposed);
- Minimum Right-Side Yard Setback: (23' Minimum Required v. 11.67' Existing and Proposed);
- Maximum Lot Coverage by Above Grade Structures – Entire Lot: (20% Maximum Allowed; 21.5% Existing; 21.2% Proposed); and
- Maximum Lot Coverage by Above Grade Structures within 140' of the Front Lot Line: (20% Maximum Allowed; 27.6% Existing; 27.3% Proposed).

The Applicant is also before the Board pursuant to N.J.S.A. 40:55D-70(D)(4) to exceed the Maximum Allowable Floor Area Ratio within 140' of the Front Lot Line: (34% Maximum Allowed v. 38.2% Proposed).

In addition to the foregoing described approvals, the Applicant will also seek the Board's approval for any and all exceptions, waivers, variances and other incidental relief, including checklist waivers, that may be required or deemed necessary by the Board and/or its professionals 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.

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Measurements, percentages and other calculations provided in this notice are in accordance with the development 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. The Applicant reserves the right to amend its application accordingly.

At said time and place, you, or your agent or attorney, may appear before the Board to present any comments you may have in connection with this application. The application and supporting materials will be available for public review at least ten (10) days prior to the aforesaid meeting during regular business hours in the office of the Zoning Board of Adjustment located in the Municipal Building located at 131 North Maple Avenue, Ridgewood, New Jersey, 07450. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

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