

**VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE:

That an application has been made by Dina & Tambi Kat (“Applicants”) to the Zoning Board of Adjustment in connection with property located at 225 Lockwood Road, Ridgewood, New Jersey, a corner lot, and shown on the Tax Assessment Map of the Village of Ridgewood as Block 4317, Lot 1 (the “Property”). The Property is located within the R-2 Single Family Residence Zone. Applicants seek approval to install a two-story addition to the existing one-story residential dwelling with associated site improvements including new covered porches in the front and rear of the dwelling. The Applicants require the following bulk variance relief pursuant to N.J.S.A. 40:55D-70(c) from the Village of Ridgewood Zoning Code (“Code”) requirements:

1. **Front Yard Setback from Witthill Road** where 40 ft. is required, ±18.5 is existing (second floor addition will match the 18.5 ft. setback) and 9.78 ft. is proposed for the proposed covered front porch;
2. **Front Yard Setback from Lockwood Road** where 40 ft. is required, 39.71 ft. is existing and proposed. The proposed covered front porch and second story addition will match the non-conforming setback.
3. **Rear Yard Setback** where 30 ft. is required and approximately 21 ft. is proposed and existing for attached “frame shed” and approximately 21.5 ft. is proposed for the proposed covered rear porch;
4. **Maximum Coverage by Above Grade Structures** where 20% (1,903 sf.) is permitted, 16.02% (1,523.79 sf.) is existing and 21.56% (2,051 sf.) is proposed;
5. The Applicants seek any and all other variances, exceptions, waivers, interpretations and other incidental relief that may be required or deemed necessary by the Board during its review of this Application, together with any further relief that may be deemed necessary by the Applicants during the hearing process, including that which may be generated by way of revised plans and submission of same. The Applicants reserve the right to amend their application accordingly.

A public hearing before the Ridgewood Zoning Board of Adjustment has been ordered for Tuesday, March 25, 2025, at 7:30 p.m. in the Village Hall, Sydney V. Stoldt Jr. Courtroom on Level Four, 131 N. Maple Avenue, Ridgewood, New Jersey and when the case is called you may appear either in person, by agent, or by attorney, to present any comments which you may have in connection with this application. Documents relating to this application may be inspected by the public in the office of the Ridgewood Zoning Board of Adjustment and/or the designated administrative officer at the Village Clerk’s Office during normal business hours.

The application, maps and documents for which approval is sought, as well as other documents that may be presented at the hearing for the purpose of clarifying the application, maps and documents for which approval is sought are available on the Village’s website at www.ridgewoodnj.net. If a member of the public lacks the ability to access the related materials, or otherwise encounters difficulty in accessing the Agenda or related materials, that member of the public may contact the Secretary, Jane Wondergem, at 201-670-5500 x2240 or jwondergem@ridgewoodnj.net. The meeting is open to members of the public who may participate according to the customary practice and procedures of the Village of Ridgewood Board of Adjustment. You may also feel free to contact the undersigned in advance of the hearing to discuss the application. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. This notice is given to you by order of the Ridgewood Zoning Board of Adjustment.

Wells, Jaworski & Liebman, L.L.P.

By:

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