

VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

Re: Application of Kenneth and Patricia Leung (the "Applicant")
256 Ivy Place; Block 3910, Lot 2 (the "Property")

PLEASE TAKE NOTICE that on **April 8, 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 Kenneth and Patricia Leung for property commonly known as 256 Ivy Place, Ridgewood, New Jersey, 07450, also known as Block 3910, Lot 2 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 is before the Board seeking to expand the existing dwelling by constructing the following improvements: (1) a one-story addition to the South West Corner of the existing dwelling to provide for additional living space, (2) convert the existing detached garage into a pool cabana, (3) a one-story addition to the South East corner of the existing dwelling to provide for an attached two car garage off of Ivy Place, (4) remove the existing pool and construct a new in-ground pool and pool patio along the Westerly property line, (5) a sports court along the Southerly property line and (6) a new paver driveway leading to the new attached garage (the "Application").

Pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2), the Application requires variance relief as follows:

- Minimum Front Yard Setback as to Ivy Place: (45' Minimum Required; 33' Existing to Principal Dwelling; 34' Proposed to New Detached Garage);
- Maximum Gross Building Area within 140' of Carlisle Avenue: (24%/5,000 SF Maximum Allowed v. 22.9%/5,147 SF Proposed);
- Maximum Gross Building Area within 140' of Ivy Place: (20%/6,160 SF Maximum Allowed v. 20.5%/6,321 SF Proposed);
- Maximum Driveway Width: (25' Maximum Allowed v. 32' Existing and Proposed); and
- Maximum Rear Yard Coverage for a Recreational Facility (Sports Court): (40%/1,610 SF Maximum Allowed; 60%/4,777 SF Existing; 53%/2,136 SF 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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