

VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that on April 8, 2025, at 7:30 P.M., or as soon thereafter as the matter can be heard, Harold and Elizabeth Maxwell (“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 for property commonly known as 525 N. Maple Avenue, Ridgewood, New Jersey 07450, also known as Lot 16, Block 2904 on the current tax assessment map of the village of Ridgewood (the “Property”).

The Property is currently improved with a two-family dwelling with an attached garage. The Applicant is seeking approval to convert the existing garage to a family room, raising the roof height and replacing the existing garage with a new freestanding two-car garage.

The Applicant will be seeking the following variances with respect to the approval:

1. A “D” use variance to permit the expansion of the non-conforming two-family dwelling;
2. A “C” variance to permit a rear yard of 22.7 feet where 30 feet is required; and
3. A “C” variance to permit a front yard along Maple Avenue of 39.5 feet where 44.375 feet is required.

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.

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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