


To: Ridgewood Zoning Board of Adjustment
Benjamin Crook

From: John Barree, PP, AICP 

CC: Jane Wondergem
Chris Rutishauser, PE
Bruce Whitaker, Esq

Date: March 19, 2025

Re: ZBA 25-07 Crook
480 Beverly Road
Block 3614, Lot 4
"D" and "C" Bulk Variances - Completeness Review and Comments

I have reviewed the following materials in preparation of this report:

- Village of Ridgewood Board of Adjustment Application Form with attachments dated January 21, 2025.
- Property Survey prepared by Christopher J. Lantelme, PLS, dated May 10, 2023.
- 7 sheet set of architectural plans prepared by Roger D. Schlicht, RA, revised through January 1, 2025.

Completeness Review and Comments

1. The subject property is a slightly undersized, irregular property at the corner of Beverly Road and North Van Dien Avenue. The main body of the property is an approximately 162' x 111' rectangle and then there is a 25' x 75' stalk that extends to the south behind adjacent lot 5. The property is developed with a single family dwelling, detached garage and driveway, and several other ancillary and typical residential improvements.
2. The applicant is proposing a two-story addition to the residence along with a screened porch, open steps, pergola, and "attached" cabana that is connected to the main structure by the pergola. In addition, the applicant is proposing a pool, hot tub, and various patio improvements.
3. The applicant requires the following relief:
 - a. D(6) Exceeding the Maximum Building Height – 30 feet is permitted where 33 feet exists and 33 feet is proposed for the new addition. The overage is 10% or greater than what is permitted, so the variance is considered a "d(6)" variance pursuant to N.J.S.A. 40:55D-70.d(6).

- b. Insufficient Front Yard Setback – A minimum setback of 55 feet is required to North Van Dien Avenue because the right of way is only 40 feet wide. The applicant is proposing a setback of 50.4 feet.
 - c. Insufficient Rear Yard Setback – A minimum rear yard setback of 40 feet is required where 22.9 feet exists and a portion of the addition will be setback 26 feet.
 - d. Insufficient Pool Setback – Pools, including their decking, shall be set back a minimum of 10 feet from a side or rear property line. The pool deck is proposed to be setback 7.6 feet.
 - e. Prohibited Pool Location / Front Yard Setback – Pools, including their decking, shall not be permitted in the front yard and shall be setback at least the required front yard. The pool decking is proposed to be 48.8 feet from North Van Dien Avenue where 50.4 feet is the proposed front yard line for the new structure and 55 feet is the required front setback.
4. The proposed addition to the west side of the property appears to conflict with the existing air conditioning units. The applicant should provide testimony about where they will be relocated and whether any new units are proposed.
 5. The plans do not show the code-required pool fence enclosure, the applicant should provide testimony about the location of the proposed fencing.
 6. The plans do not show the location of any pool filter / heating / other equipment. The applicant should provide testimony about the location of any equipment to confirm that it is at least 10 feet from a residential property line and not in the required front yard. Depending on the location, additional relief may be required.
 7. The property survey is from 2023. For any survey more than one year old, the Board requires a signed affidavit verifying that the conditions shown on the survey are accurate. The applicant shall provide an affidavit or an updated survey.
 8. After the applicant provides a survey affidavit or updated survey, the application can be deemed technically complete and scheduled for a board hearing.

