


To: Ridgewood Zoning Board of Adjustment
Matthew G. Capizzi, Esq.

From: John Barree, PP, AICP 

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

Date: June 19, 2025

Re: ZBA 25-13 Louros
220 Orchard Place
Block 2311, Lot 5 (aka Lot 5.01)
"C" Bulk Variance - Completeness Review and Comments – **2nd Review**

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

- Village of Ridgewood Board of Adjustment Application Form with attachments and cover letter dated February 25, 2025.
- Site Plan prepared by Steven L. Koestner, PE, PLS, **revised through June 10, 2025.**
- Property Survey prepared by Steven L. Koestner, PE, PLS, dated January 30, 2025.
- Four sheet set of architectural plans prepared by Jordan Rosenberg, RA, **revised through June 11, 2025.**
- **Setback Exhibit prepared by Steven L. Koestner, PE, PLS, dated June 10, 2025.**

Completeness Review and Comments

1. The subject property is a slightly oversized corner lot in the R-2 Zone at the intersection of Orchard Place and Briarcliff Road. The lot is presently developed with a two-story structure and other customary improvements that are proposed to be demolished as part of this application. The lot has a width of 80 feet throughout, which is non-conforming based on the requirement of 105 feet at the front setback and 90 feet at any other point.
2. The property in question was the subject of a planning board application in 2024 (PB 2024-07) that subdivided former Lot 6, which was located to the south of former lots 4 and 5 and appended a portion former Lot 6 to each of lots 4 and 5 to increase the area of those properties, creating lots 4.01 and 5.01. **The applicant has provided the subdivision deed.**
3. The applicant is seeking approval to demolish the existing improvements on the property and to build a new approximately 4,260 square foot residence with an attached two car garage, swimming pool, patio, and other typical residential improvements.
4. The applicant requires the following relief:

- a. Insufficient Front Yard Setback – A minimum setback of 40 feet is required to Briarcliff Road where 25.29 feet is proposed to the new structure.
 - b. Exceeding Coverage by Above Grade Structures within 140' of Orchard Place – A maximum coverage by above grade structures of 20% is permitted where 23.35% is proposed within 140 feet of Orchard Place.
 - c. Exceeding Permitted Gross Building Area within 140' of Orchard Place – A maximum gross building area of 32% is permitted within 140 feet of the front lot line, where 38.5% is proposed.
 - d. Insufficient Patio Setback – A minimum patio setback of 10 feet is required to the rear and side property lines where 4.55 feet is proposed. **The revised plans have eliminated the need for this variance.**
 - e. Exceeding Maximum Fence Height – A maximum fence height of 4 feet is permitted where 6 feet is proposed. **The revised plans have eliminated the need for this variance.**
5. It appears that portions of the patio exceed 12" above the neighboring grade, which would require it to be considered an "above grade structure" per the ordinance. The applicant shall clarify the areas where the patio exceeds 12" in height to verify the above grade structure calculations. **The applicant has revised the plans to indicate that the patio is at grade.**
 6. The site plan indicates that the applicant is removing 17 trees on the property. The applicant shall be required to comply with the applicable tree removal and replacement standards in the ordinance. It is recommended the applicant provide pictures / testimony about the condition of the trees along the Briarcliff Road frontage that are proposed to be removed and replaced with a new row of plantings.
 7. As a matter of housekeeping, the applicant should clarify the current owner of the property. The planning board application was filed by 185 Jackson Ave, LLC, which matches the owner of record on the deed attached to the application. The owner on the filed zoning board application is listed as Adam Stafinski.
 8. The application is technically complete. Revised plans are not necessary prior to the hearing unless a review of the patio grading indicates that the above grade structure calculation should change. The applicant should be prepared to address the comments in testimony before the Board. Please contact Ms. Wondergem to schedule a hearing.