


To: Ridgewood Zoning Board of Adjustment
Matthew and Katherine Meyers

From: John Barree, PP, AICP 

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

Date: June 30, 2025

Re: ZBA 25-19 Meyers
155 Phelps Road
Block 1605, Lot 12
"C" Bulk Variance - Completeness Review and Comments

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

- Letter of representation from Matthew G. Capizzi, Esq., dated May 15, 2025.
- Village of Ridgewood Board of Adjustment Application Form with attachments dated May 6, 2025.
- Survey affidavit dated May 15, 2025.
- Property Survey prepared by Weissman Engineering Co., P.C. dated September 23, 2024.
- 1 Sheet Plot Plan prepared by Weissman Engineering Co., P.C. revised through April 23, 2025.
- 6 Sheet Architectural Plan prepared by RDS Architects revised through April 22, 2025.
- Zoning Board resolution dated April 30, 2024.

Completeness Review and Comments

1. The subject property is a substantially oversized lot in the R-1 Zone on the north side of Phelps Street, a 50' wide right-of-way. The property is currently vacant except for a detached garage in the northwest corner of the lot.
2. The applicant is proposing to construct a new single-family dwelling with an attached garage, driveway, covered and uncovered rear patios, and to convert the existing detached garage into a "field house."
3. This property was the subject of an application to the zoning board by a different applicant that was approved on February 13, 2024. The approval included variances for excessive coverage by above grade structures within 140 feet of the front lot line and excessive gross building area within 140 feet of the front lot line.
4. The applicant requires the following relief:

- a. Exceeding Gross Building Area Entire Lot – Gross building area of 24%, not to exceed 5,000 square feet is permitted for the entire lot where 5,005 (21.8%) square feet is proposed.
 - b. Exceeding Gross Building Area within 140' of the Front Lot Line – Gross building area of 29%, not to exceed 4,620 square feet is permitted within 140 feet of the front lot line where 31.1% and 5,005 square feet is proposed.
5. The previous approval included a condition that the proposed structure be setback 55 feet from Phelps Road to match the pattern of development in the neighborhood. The applicant shall revise the plans to include a calculation of the “mean prevailing front yard” as required in section 190-119.A(1)(d) to demonstrate how the proposed dwelling fits the setback pattern in the area. If the prevailing front yard is different from the 40' general requirement, the applicant shall revise the plans accordingly to comply, or indicate the intention to seek variance relief.
6. The calculation of coverage by “above-grade structures” does not appear to include all of the elements on the plan that meet that definition. The applicant shall revise the plans to update the calculation to include everything that meets the following definition:

“Any building, roofed structure or other structure which has a height above the ground of at least one foot. If only part of said structure is one foot or higher above the ground, then only that part shall be considered an “above-grade structure.” This definition shall include, but is not necessarily limited to, swimming pools, hot tubs, ornamental pools, porches, decks, balconies, tanks, fireplaces and barbecue pits, roofed arbors and trellises, any or all of which are located above grade, as defined herein. Notwithstanding the above, the following shall not be construed to be above-grade structures for the purposes of this chapter: fences, freestanding or retaining walls and the earth retained by such walls, flagpoles, mail boxes, signs and lawn ornaments.”
7. The resolution of approval for the prior application included a condition that required the planting of a row of 20 green giant arborvitae along the rear property line to enhance the buffer to the neighboring property. While that condition is not directly transferrable, the applicant should consider a similar landscape design.
8. The applicant has not provided an attic plan. The plot plan indicates that there is 143 square feet of gross building area in the attic. The architect shall confirm that this is an accurate measurement. The Board may request to see an attic plan.
9. Please submit revised plans to the board that address comments 5 and 6. Upon receipt of updated drawings, the application can be deemed complete and scheduled for a board hearing.