

VILLAGE OF RIDGEWOOD  
BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING

In compliance with the Zoning Ordinance of the Village of Ridgewood, NJ, notice is hereby served upon you to the effect that We, John and Michele Comatas, residing at 310 Abbey Court, Ridgewood, New Jersey, have filed an appeal to the Zoning Board of Adjustment of the Village of Ridgewood requesting variance relief from the provisions of Section 190-104E(5) Article X of the Ridgewood Village Code to permit the construction of a one story addition which would result in a rear yard setback of 26 feet, where 30 feet is the minimum required for the Property located at 310 Abbey Court, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 2908, Lot 22. The Property is in the R-2 Zone.

The Applicant shall also seek any other variances or waivers as may be deemed necessary in connection with this application.

Notice is hereby given that a hearing on this appeal, which will be held on September 9, 2025 in the Courtroom at Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey at 7:30 P.M., is open to all parties desiring to be heard for or against said appeal.

The application is available for review on the Village of Ridgewood website, [www.ridgewoodnj.net](http://www.ridgewoodnj.net), and at the office of the Secretary to the Board of Adjustment in the Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey during office hours of 8:30 a.m. to 4:30 p.m.

John and Michele Comatas  
310 Abbey Court  
Ridgewood, NJ 07450