

To: Ridgewood Zoning Board of Adjustment
Matthew and Katherine Meyers

From: Susan Gruel, PP
Gabrielle Thurm, AICP

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

Date: July 17, 2025

Re: ZBA 25-21 DeNicholas and Tavani
136 John Street
Block 3406, Lot 11
"C" Bulk Variance – Second Completeness Review and Comments

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

- Cover letter from James J. Delia, Wells, Jaworski & Liebman, LLP, dated June 30, 2025.
- Village of Ridgewood Board of Adjustment Application Form with attachments dated July 1, 2025.
- Property Survey prepared by Daniel M. Dunn, dated January 30, 2024.
- 3 Sheet Renderings, no date
- 1 Sheet Landscape Concept Plan prepared by Riverstone Design Studio, dated June 20, 2025
- Covered Patio Addition Architectural Plan prepared by Cesear F. Padilla, R.A., dated March 8, 2025
- Grading and SESC Plan prepared by Thomas W. Skrable, P.E., dated April 7, 2024
- Revised Grading and SESC Plan prepared by Thomas W. Skrabrevised July 16, 2025
- Completeness Review prepared by Heyer, Gruel and Associates, dated July 14, 2025

Completeness Review and Comments

1. The subject property is an undersized lot in the R-1 Zone on the west side of John Street. The property is developed with a two-story dwelling and detached garage and associated improvements including a driveway, porch, rear porch and patio.
2. The applicant is proposing to construct a new inground swimming pool with a pool patio. Additionally, the applicant proposes a covered rear porch and a new patio with a masonry outdoor kitchen, along with additional site modifications including walkways and landscaping.
3. This property was the subject of an application to the Zoning Board by a different applicant that was approved on February 26, 2013. The approval included variances for insufficient side yard setback, with a condition that an arborvitae landscape buffer be installed, buffering the side yard setback.

4. The applicant requires the following relief:
 - a. Insufficient Side Yard Setback – A side yard setback of 20 feet is proposed. A side yard setback of 11.2 feet is proposed.
 - b. Insufficient Combined Side Yard Setback – A combined side yard setback of 40 feet is required. A combined side yard setback of 31 feet is proposed.
 - c. Excessive Coverage by Above Grade Structures within 140 Feet of Front Lot Line – A maximum lot coverage of 20% is permitted within 140 feet of the front lot line. A coverage of 21.36% is proposed.
 - d. Excessive Impervious Coverage within 140 Feet of Front Lot Line – A maximum impervious coverage of 45% is permitted within 140 feet of the front lot line. A coverage of 50.96% is proposed.
5. The initial Completeness Review indicated that the calculation of coverage by “above-grade structures” did not include all of the elements on the plan that meet that definition. The applicant has revised the plans to update the calculation.
6. The application is deemed complete and can be scheduled for a Board hearing.