

**To:** Ridgewood Zoning Board of Adjustment  
Christopher Wilson

**From:** Susan Gruel, PP  
Gabrielle Thurm, AICP

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

**Date:** July 24, 2025

**Re:** ZBA 25-24 Yoon  
257 Greenway Road  
Block 2802, Lot 16  
"C" Bulk Variances - Completeness Review and Comments

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

- Village of Ridgewood Board of Adjustment Application Form with attachments dated July 17, 2025.
- Village of Ridgewood Zoning Compliance Table.
- Survey prepared by Andrew A. Schmidt, Schmidt Surveying, dated August 14, 2023.
- Proposed Driveway Drawings, no date.

### **Completeness Review and Comments**

1. The subject property is a 22,498 square foot property in the R-110 Zone with 110.89 feet of frontage along Greenway Road. The property is developed with a two and a half-story residence, attached garage, driveway, pool, deck, shed, and other typical site improvements.
2. The applicant is proposing a new circular driveway in the front of the property with an additional concrete apron and curb, the existing driveway is proposed to remain. The applicant additionally proposes a new paved area in the rear of the property.
3. The applicant requires the following relief:
  - a. Excessive Coverage by All Improvements – A maximum of 40% coverage is permitted by all improvements. The applicant proposes a coverage of 45.56%.
  - b. Excessive Coverage by All Improvements within 175 feet of Front Lot Line – A maximum of 40% coverage is permitted by all improvements within 175 feet of the front lot line. The applicant proposes a coverage of 45.56%.
4. There are several required submission details, as specified by Ordinance Section 190-67, missing from the application. These include:

- a. "A key map showing the location of the tract to be considered in relation to the surrounding area within at least 500 feet of the subject property."
  - b. "North arrow."
  - c. "Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating tract area, lot area(s), lot width(s), all yard setbacks, coverage by above-grade structures and coverage by improvements, building height, floor area ratio, density and number of parking spaces, both as to required, existing and proposed, for the subject property."
  - d. "Title block containing the type of application; name and address of applicant and owner; name, address, signature, license number and seal of plan preparer; existing lot and block numbers; municipality and county, date prepared and date(s) of all plan amendments."
  - e. "Signature block for signatures of Chairman and Secretary of the Board."
5. The application shall address all parts of comment four (4) and submit revised documentation. Upon review of the revised documentation the application may be deemed complete and can be scheduled for a hearing.