

**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 28, 2025

**Re:** ZBA 25-26 Licare  
153 John Street  
Block 3401, Lot 1  
"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 25, 2025.
- Survey prepared by Daniel M. Dunn, dated January 5, 2024.
- 2 sheet Architectural Plans prepared by Peter B. Cooper and Associates, dated June 26, 2025

### **Completeness Review and Comments**

1. The subject property is a 12,175 square foot property in the R-2 Zone with 81.37 feet of frontage along John Street and 150 feet of frontage along Fairway Road. The property is developed with a two and a half-story residence, detached garage, driveway, patio, front porch, and other typical site improvements.
2. The applicant is proposing to install a two-story addition to the rear of the dwelling, a pool in the southern corner of the property, and associated improvements including new paving, fencing, landscaping, and a new patio. The applicant additionally proposes to demolish the existing garage and construct a new one car garage on the eastern side of the property and widen the existing concrete apron.
3. The applicant requires the following relief:
  - a. Insufficient Side and Rear Yard (Pool) Setback – A setback of 10 feet is required on both the rear and side yard of the pool. The applicant proposes a setback of 7 feet on both sides.
  - b. Accessory Building in a Non-Permitted Location – Accessory buildings are not permitted in a front yard. The applicant proposes the new garage to be located in the Fairway Road front yard.

4. The application includes pre-existing non-conforming features, which received variance approval on July 9, 2024, including insufficient front yard setback and patio located in a non-permitted location.
5. The application is missing “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” as specified by Ordinance Section 190-67.
6. The application shall address 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.