


**INTEROFFICE CORRESPONDENCE**  
**VILLAGE OF RIDGEWOOD**  
Department of Public Works  
Division of Engineering

**TO:** Village of Ridgewood Zoning Board of Adjustment

**FROM:** Christopher J. Rutishauser, P.E., C.P.W.M, Village Engineer, 

**RE:** **Renovation and Expansion to a Single-Family Residence**  
370 Upper Boulevard  
Block 1910, Lot 3  
File No. ZBA 2025-33

**SUB:** **Review of Submitted Materials**

**DATE:** December 8, 2025

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I have prepared a review of the received materials for the proposed Renovation and Expansion to Single Family Residence at 370 Upper Boulevard.

The following materials were reviewed:

- A Site Plan for Pavan Rayabarapu, 370 Upper Boulevard, Block 1910, Lot 3, dated March 12, 2025, with no revisions, prepared by Sean P. McClellan, P.E., McClellan Engineering, 84 Gettysburg Way, Lincoln Park, New Jersey.
- A Topographic Survey of 370 Upper Boulevard, a.k.a. Lot 3, Block 1910, dated September 7, 2024, with no revisions, prepared by Christopher J. Lantelme, P.E. and L.S., Lantelme, Kurens and Associates, P.C., 101 West Street, Hillsdale, New Jersey 07642.
- Application Form Village of Ridgewood Board of Adjustment.
- Retaining Walls Construction Drawings/Design Drawings (Drawings 1 through 7) and Structural Stability Calculations for Rayabarapu, 370 Upper Boulevard, Lot 3, Block 1901, dated June 16, 2025 prepared by Angelo Onello III, P.E., Onello Engineering, 5 Beechnut Street, Hillside, New Jersey 07642.
- A Schematic Landscaping Plan for the Ryabarapu Residence, 370 Upper Boulevard, Ridgewood, New Jersey, prepared by Christopher L. Karach, LLA, Christopher L. Karach, Landscape Architect, P.O. Box 114, Cresskill, New Jersey 07626, dated July 17, 2025, with no revisions

The following comments and observations are for the Board's consideration regarding this application.

**Site Plan Items**

- The corner of the property at the intersection of Upper Boulevard and Glen Avenue shall comply with Village Code Chapter 190-119, E. The proposed retaining wall is set outside of the sight triangle, however the grading at the base of the wall to the street appears to cause an exceedance

of the height limitations in the Village Code, particularly if the center of the street opposite the proposed grade is considered at +96.0 and the grading shows an upward slope to +101.0. Request the applicant's engineer clarify this. The property survey shows the grading is an existing condition. I defer to the Board's attorney as to how to address this.

- The landscaping plan proposes Hidcote St. John's Wort shrubs in the intersection site triangle of the corner. This plant is given to have a mature height of 30-inches. This plant, when combined with the upward slope from the center of the street elevation will create an intersection sight obstruction at the corner.
- A sketch explaining the requirements of Chapter 190-11, E. is attached to assist.
- The retaining wall calculations prepared by Onello Engineering listed the incorrect tax map block. It is 1910 not 1901.
- The entrance to the expanded driveway measures 16-feet for along a 85.46-foot frontage, in compliance with the Village Code.
- Recommend that for the retaining walls, a filter fabric such as Mirafi 140 NS or equal be utilized between the wall backfill of  $\frac{3}{4}$  inch clean crushed stone and the adjacent earth down to the DGA base material to minimize migration of fines over time.
- Recommend that the 4-inch perforated PVC pipe wall drain pipe be encased in a filter fabric, to again minimize the migration of fines over time.
- The retaining wall base materials of DGA should be compacted to 95% of optimum as measured by ASTM D-1557, modified proctor, rather than standard proctor.

### **Tree Issues**

- The work proposed shall require a Tree Permit from the Village. Recommend that the applicant consider engaging a certified tree expert to assess their trees proposed for removal to assist in complying with Village Code Chapter 260 (Ordinance No. 4043). Dead and invasive species trees are exempt from replacement requirements.

# Physical or Visual Obstructions

## Typical Scenario

**190-119:  
E. PHYSICAL OR VISUAL OBSTRUCTIONS.**

(1) On any corner lot, no fence, structure, planting or shrubbery over 30 inches in heights above the level of the pavement at the center of the street opposite the point in question shall be erected or maintained within 25 feet of the intersection formed by the projections of the two street side lines at the corner.

(2) No hedge, shrubbery or planting on any lot in any residential zone shall be permitted within three feet from any street side line. The branches of all trees projecting beyond any such street side line must be trimmed at all times to ensure unobstructed vision and clearance eight feet above ground or sidewalk level.

