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January 6, 2026

**VIA HAND-DELIVERY & EMAIL**

Ms. Jane Wondergem, Board Secretary  
Village of Ridgewood Zoning Board  
131 N Maple Avenue  
Ridgewood, New Jersey 07450

**Re: *Michael and Caitlin Licare ("Applicants")***  
***153 John Street***  
***Block 3407, Lot 1***  
***Ridgewood, New Jersey ("Property")***

Dear Ms. Wondergem:

As you know, this firm represents the Applicants, Michael and Caitlin Licare in connection with the Property. Please see revised architectural plans, prepared by Peter B. Cooper & Associates, revised through December 18, 2025 (2 sheets). For ease of reference, we have summarized some of the key changes to the plan made below. Please note the following changes:

- Garage location adjusted; proposed 24 ft front yard setback on Fairway Road (previously proposed at 20.2 ft.);
- Additional variances for the front yard setback for the garage; right side setback and rear setback for the pool and permanent BBQ and patio not permitted in front yard;
- Also, please note that the Board's prior approval permitted a new patio on the Fairway Road side. During construction, an additional 43 sf of patio was installed.

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This application seeks approvals for the increase in patio size (no coverage variance required).

Thank you for your courtesies in this matter. We look forward to presenting the application on January 27<sup>th</sup>. Should you have any questions or require anything additional, please feel free to contact me at any time.

Sincerely,

*James J. Delia*

James J. Delia

JJD/ks  
Enclosures