

**VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE:

That an application has been made by Michael and Caitlin Licare ("Applicants") to the Village of Ridgewood Zoning Board of Adjustment in connection with Property located at 153 John Street, Ridgewood, New Jersey, and shown on the Tax Assessment Map of the Village of Ridgewood as Block 3407, Lot 1 (the "Property") in the R-2 Zone. The Applicants seek approval to install a swimming pool and related amenities at their home, demolish the existing detached garage and rebuild a smaller detached garage. The Applicants require the following bulk variance relief pursuant to N.J.S.A. 40:55D-70(c) from the Village of Ridgewood Zoning Code ("Code") requirements:

1. **Accessory Building (Garage)**, where no accessory building is permitted in the front yard and a garage is proposed in the Fairway Road front yard (as the Property is a corner lot), and also if deemed necessary, to allow a 24 ft setback in the Fairway Road front yard, whereas 45 ft is required;
2. **Pool Setback (Right/Side)**, where 10 ft is required and 8 ft is proposed;
3. **Pool Setback (Rear)**, where 10 ft is required and 7 ft is proposed;
4. **Accessory structure (Barbecue)**, where no accessory structure is permitted in the front yard and a barbecue is proposed in the Fairway Road front yard (as the Property is a corner lot) and also if deemed necessary, to allow a 16.9 ft setback in the Fairway Road front yard, whereas 45 ft is required;
5. **Patio**: A variance for the existing patio of 406 SF in the Fairway Road front yard was previously approved. The Applicant seeks to enlarge the existing patio to 449 SF. If deemed necessary, a variance to allow the larger patio in the front yard is requested, and to allow a front yard setback of 16.5 ft where 45 ft is required in the front yard;
6. The Applicants seek any and all other variances, exceptions, waivers, interpretations and other incidental relief that may be required or deemed necessary by the Board during its review of this Application, together with any further relief that may be deemed necessary by the Applicants during the hearing process, including that which may be generated by way of revised plans and submission of same. The Applicants reserve the right to amend their application accordingly.

A public hearing before the Ridgewood Zoning Board of Adjustment has been ordered for Tuesday, January 27, 2026, at 7:30 p.m. in the Village Hall, Sydney V. Stoldt Jr. Courtroom on Level Four, 131 N. Maple Avenue Ridgewood, New Jersey and when the case is called you may appear either in person, by agent, or by attorney, to present any questions and/or comments which you may have in connection with this application. Documents relating to this application may be inspected by the public in the office of the Ridgewood Zoning Board of Adjustment and/or the designated administrative officer at the Village Clerk's Office, 131 N. Maple Avenue Ridgewood, New Jersey, during normal business hours.

The application, maps and documents for which approval is sought, as well as other documents that may be presented at the hearing for the purpose of clarifying the application, maps and documents for which approval is sought are also available on the Village's website at www.ridgewoodnj.net. If a member of the public lacks the ability to access the related materials, or otherwise encounters difficulty in accessing the Agenda or related materials, that member of the public may contact the Secretary, Jane Wondergem, at 201-670-5500 x2240 or jwondergem@ridgewoodnj.net. The meeting is open to members of the public who may participate according to the customary practice and procedures of the Village of Ridgewood Board of

Adjustment. You may also feel free to contact the undersigned in advance of the hearing to discuss the application. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. This notice is given to you by order of the Ridgewood Zoning Board of Adjustment.

Wells, Jaworski & Liebman, L.L.P.

By: _____

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