

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

PLEASE TAKE NOTICE:

That an application has been made by Kathleen DeNicholas and Andrew Tavani (“Applicants”) to the Zoning Board of Adjustment in connection with property located at 136 John Street, Ridgewood, New Jersey, and shown on the Tax Assessment Map of the Village of Ridgewood as Block 3406, Lot 11 (the “Property”). The Property is located within the R-1 Single-Family Residence Zone. Applicants seek approval to construct a new inground swimming pool with a pool patio and a covered rear porch and new patio with a masonry outdoor kitchen, along with associated site improvements including walkways and landscaping. 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:

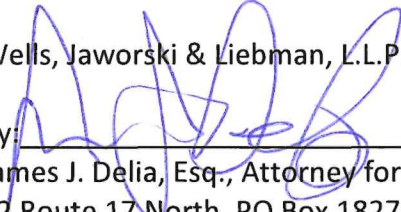
1. **Minimum side yard** where 20.0 ft. is required, and 11.2 ft. is proposed;
2. **Minimum both sides yards (combined)** where 40 ft. is required and 31.0 ft. is proposed;
3. **Maximum Coverage by Above Grade Structures within 140 ft of Front Lot Line** where 20% is permitted and 21.36% is proposed;
4. **Maximum Impervious Coverage within 140 Feet of Front Lot Line** where 45% is permitted and 50.96% is proposed;
5. 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, September 23, 2025, 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 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 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 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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