

**BOROUGH OF PARK RIDGE
ZONING BOARD
APRIL 19, 2022
REGULAR MEETING MINUTES**

The Public Meeting of the Zoning Board of the Borough of Park Ridge was held on the above date.

Chairman Pantaleo stated that the meeting was being held in accordance with the Open Public Meetings Act.

Chairman Pantaleo asked everyone to stand and recite the Pledge of Allegiance.

Roll Call Board:

Chairman Frank Pantaleo	Present
Mr. Michael Brickman	Absent
Mr. Mike Curran	Present
Mr. Jake Flaherty	Absent
Mr. Michael Mintz	Present
Dr. Gregory Perez	Present
Ms. Lynda Nettleship-Carraher	Absent
Mr. Jeff Rutowski	Present

Also Present:

Mr. Brian Giblin - Attorney	Present
Ms. Tonya Tardibuono	Present

Approval of Minutes

The minutes of March 15, 2022 were approved on a motion from Mr. Mintz, seconded by Mr. Curran, and carried by all members eligible to vote.

RESOLUTION#2022-7

#ZB21-22

Michael & Christine DePol

30 Fourth Street

Block 809 / Lot 7

New Single-Family Home

A motion was made by Mr. Mintz to approve the memorializing resolution. The motion was seconded by Dr. Perez, and carried by a role call vote as follows:

Mr. Mike Curran	Yes
Mr. Michael Mintz	Yes
Dr. Gregory Perez	Yes
Chairman Frank Pantaleo	Yes

NEW APPLICATION

#ZB21-15

Ramon Fonseca

42 Highview Avenue

Block 1808 / Lot 13

2nd Floor Addition

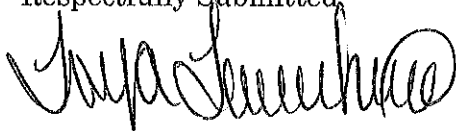
Chairman Pantaleo made an announcement that this application will be carried to the July 19, 2022 Zoning Board of Adjustment meeting at 8:00 p.m. The applicant agreed to consent to an extension of time. No additional notice will be required.

Board Discussion

No Board discussion took place.

The meeting was adjourned on a motion from Mr. Mintz, seconded by Dr. Perez and carried by all.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Tonya Tardibuono', written in a cursive style.

Tonya Tardibuono

Resolution # 2022-7
Application # ZB 21-22
ZB 4-19-22

BOROUGH OF PARK RIDGE

ZONING BOARD OF ADJUSTMENT RESOLUTION

WHEREAS, MICHAEL AND CHRISTINA DEPOL (hereinafter referred to as "Applicant"), being the owner of premises known as 30 Fourth Street, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 7 in Block 809 on the Tax Assessment Map for the Borough of Park Ridge, applied to the ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE (hereinafter referred to as "BOARD"), seeking a variance for a floor are ratio of twenty eight (28%) percent where twenty two (22%) percent is the maximum, as well as variances for side yard, rear yard and building coverage. The applicant is also seeking a variance for driveway width.

WHEREAS, the premises are located in the R-20 Residential Zoning District as same is defined by the Zoning Ordinance of the Borough of Park Ridge; and

WHEREAS, there are existing non-conformities on the lot, including insufficient lot area, lot depth and lot width; and

WHEREAS, the BOARD has received the exhibits and documents with respect to this application as more particularly set forth on the list attached hereto and made part hereof; and

WHEREAS, the BOARD held a hearing in connection with the application, upon due notice as required by law, on March 15, 2022; and

WHEREAS, the BOARD has carefully considered the application, all evidence and testimony submitted in connection therewith; and

WHEREAS, the BOARD voted to approve the aforesaid application with the exception of the driveway variance requested, following the close of the public hearing thereon on March 15, 2022, and the within resolution is a memorialization of said approval pursuant to N.J.S.A. 40:55D-10g (2);

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE that the BOARD hereby makes the following findings of fact:

1. Applicant is the owner of premises located at 30 Fourth Street in the Borough of Park Ridge, also known and designated as Lot 7 in Block 809 on the Tax Map of the Borough of Park Ridge, a non-conforming lot containing 13,500 sq. ft. (20,000 square feet required) with a lot width of 90 feet (110 feet required) and a lot depth of 150 feet (160 feet required) and currently improved with an existing single family residential structure, which will be demolished.
2. The applicant proposes to install a single-family home that requires several variances.
3. In the proposed location, the home will be eighteen (18') feet from the side yard where twenty-two (22') feet are required and will be 43.8 feet from the rear yard where fifty (50') feet are required.
4. The proposal also exceeds the permitted building coverage, with coverage of 22.2% proposed where 18% is the maximum permitted.
5. Finally, the proposal exceeds the maximum floor area ratio, with twenty-eight (28%) percent being proposed where twenty-two (22%) percent is the maximum permitted.
6. With respect to this variance for a floor area ratio of twenty-eight (28%) percent where

twenty-two (22%) percent is the maximum permitted, the Board notes that a "D" variance is required pursuant to N.J.S.A.40:55D-70(d)(4).

7. To meet its burden of proof, the applicant adduced testimony from several witnesses.

8. The applicant's first witness was Albert Dattoli who qualified and testified as an expert in architecture.

9. The witness testified to the general design of the house and the materials that were proposed to construct it.

10. The applicant's next witness was Tibor Latincsecs who qualified and testified as an expert in engineering.

11. The witness testified about the landscape, plantings, lighting, and drainage.

12. The applicant's final witness was Brigitte Bogart who qualified and testified as an expert in planning.

13. The witness testified that the variance for a floor area ratio above the maximum permitted could be granted based upon the site conforming, in most respects, with the bulk requirements of the zone even though the lot is substantially undersized.

14. The witness also testified that the remaining bulk variances could be granted based upon the undersized nature of the lot and because they were mitigated by the proposed landscaping.

10. The BOARD finds that by reason of the location of the existing house on the lot as well as the non-conforming size of the lot, the strict application of the Zoning Ordinance would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the Applicant pursuant to N.J.S.A. 40:55D-70(c) (1).

11. The Board also finds that the applicant has adduced sufficient special reasons for the floor area ratio variance required pursuant to N.J.S.A. 40:44 D-70(d)(4)

12. The BOARD further finds that construction of the home will enhance the aesthetics of the appearance of the building and will promote a desirable visual environment. The BOARD finds and concludes that the benefits from the granting of the variances proposed outweigh any detriment pursuant to N.J.S.A. 40:55D-70 (c) (2).

13. Moreover, the BOARD finds that:

(a) The applicant has adduced sufficient proofs to establish that a driveway of 232 square feet and a width of 12.8 feet can be granted.

(b) That the house will be in keeping with the scale of the neighborhood, and

(c) The proposed improvements are aesthetically pleasing and further the zoning purpose of maintaining the housing stock.

By reason of the foregoing, the BOARD finds that a decision to grant the variances from the required maximum building coverage and minimum rear yard setback and side yard setback will not result in any substantial detriment to the public good nor will same impair the intent and purpose of the zone plan or Zoning Ordinance of the Borough of Park Ridge.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE, by virtue of the foregoing, and pursuant to the authority of N.J.S.A. 40:55D-70(c)(1) and (2), as well as N.J.S.A. 40:55D-70 (d)(4) the BOARD does hereby grant the Applicant's requested variance from the maximum building coverage, and minimum rear and side yard setback requirement so as to permit the construction of the house as more particularly shown on the plans submitted to the BOARD, as revised to reduce the size of the driveway to 232 square feet with a width of 12.8. feet.

The within approval is conditioned upon applicant obtaining a soil moving permit and

qualifying with the comments contained in the letter from the Board Engineer dated March 7, 2022.

Ayes: 4

Nays: ~~0~~

Dated: April 19, 2022

Introduced by:

Seconded by:

Approved

Michael Mintz
Sam C. Pina
Greg Perez

Frank Pantaleo
Z. N. N. S.

<p style="text-align: center;">EXHIBIT LIST</p> <p style="text-align: center;">BOROUGH OF PARK RIDGE ZONING BOARD</p>

APPLICANT: ZB
ADDRESS: 30 Fourth Street
BLOCK: 809 LOT 7
ZONE: R-20

EXHIBIT:	ITEM NO.	DATE:
Application	1	10/29/2021
Denial of Application	2	01/04/2022
Plans by Tibor Latincscics	3	09/30/2021
Architectural Plans by Albert Dattoli	4	09/30/2021