

**BOROUGH OF PARK RIDGE  
ZONING BOARD  
MAY 17, 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	Present
Mr. Michael Mintz	Present
Dr. Gregory Perez	Present
Ms. Lynda Nettleship-Carraher	Present
Mr. Jeff Rutowski	Absent

**Also Present:**

Mr. Brian Giblin - Attorney	Present
Ms. Tonya Tardibuono	Present
Mr. John Dunlea – Neglia Engineering	Present

**Approval of Minutes**

The minutes of April 19, 2022 were approved on a motion from Mr. Mintz, seconded by Dr. Perez, and carried by all members eligible to vote.

**NEW APPLICATION**

**#ZB22-3**

**Simon Sherfer**

**2 Barker Court**

**Block 2504 / Lot 14**

**Corner Lot 6ft. Fence**

The following people were sworn in by Mr. Giblin to offer testimony:

Simon Sherfer

2 Barker Court

Park Ridge, NJ 07656

Proof of service is in order.

The following photo Exhibits taken by Mr. Sherfer were marked:

Exhibit A-1 Looking west on Prospect Avenue.  
Exhibit A-2 Looking East on Prospect Avenue.  
Exhibit A-3 Looking East on Prospect Avenue.  
Exhibit A-4 The applicants three children.

Mr. Sherfer spoke about the application. The home is located on the corner of Prospect Avenue and Barker Court. Mr. Sherfer is a police officer and has small children. He would like to block the line of sight into his back yard.

Mr. Sherfer is proposing a 6 ft. solid fence. The fence will be 2 ft. from the sidewalk.

There were no members of the public present.

Dr. Perez commented that there are no site issues with the proposed location of the fence.

Mr. Dunlea commented that site visibility is not impeded.

An e-mail dated May 2, 2022 from Police Chief Joe Madden stated that the police do not have an issue with the installation of the fence.

Mr. Giblin will draft a resolution that will be voted on at the June 21, 2022 Board of Adjustment meeting.

A motion was made by Mr. Flaherty to grant the requested variance. The motion was seconded by Mr. Mintz, and carried by a roll call vote as follows:

Mr. Mike Curran	Yes
Mr. Jake Flaherty	Yes
Mr. Michael Mintz	Yes
Dr. Gregory Perez	Yes
Ms. Lynda Nettleship-Carraher	Yes
Chairman Frank Pantaleo	Yes

#### NEW APPLICATION

#ZB22-2

William & Kathleen Rogers

191 Rock Avenue

Block 1809 / Lot 9

Garage

The following people were sworn in to offer testimony:

William Rogers

191 Rock Avenue

Park Ridge, NJ 07656

Kathleen Rogers

191 Rock Avenue

Park Ridge, NJ 07656

The applicant's Architect, Mr. Joseph J. Bruno, was sworn in by Mr. Giblin and accepted as an expert witness.

Proof of service is in order.

The following photo Exhibits taken by Mr. Bruno were marked:

Exhibit A-1 Photo Index and Six Photos.

The applicant is proposing a single car detached garage.

The Following Variances are requested:

Building Coverage  
Impervious Coverage  
Accessory Structure Located in the Front Yard  
Fence Exceeding 4 Ft in Front Yard  
Maximum Garage Width

The Pre-Existing Non-Confirming Conditions:

Lot Area  
Lot Width  
Street Frontage  
Floor Area Ratio  
Maximum Dwelling Width  
No Garage on Site

The proposed fence will end in line with the house next door.

The existing patio in the front of the house will remain. The proposed garage will give the homeowners privacy when they are on the patio.

Mr. Bruno went over the design of the proposed garage (Plans revised 2/7/22 & survey dated 9/11/2021). The garage was designed to be especially pleasing. The garage will have wall sconces that will shine down on the ground, but will not illuminate the neighbor's property.

Chairman Pantaleo asked the height of the proposed garage. Mr. Bruno replied the proposed garage height is 12 ft. With the cupola, the height will be 14.5-15 ft.

A landscape planting plan was submitted by William L. Koenig A.S.L.A. and dated 2/1/2022. Mr. Bruno went over the submitted landscape planting plan.

It was asked why the homeowners are proposing these changes now since living in the home since 1994. Ms. Rogers commented that now that all college expenses have been paid for the children, they want to make their home more accessible for future retirement. The applicants came before this Board in 2003 for approval for a second-floor home addition.

Chairman Pantaleo commented that it is impossible to add a garage to this property without any variances.

Mr. Bruno said that the garage's placement was designed to not block the neighbors side windows. The garage is compliant with the front yard set-back.

Mr. Curran asked if you could shorten the garage and build an attached shed in the rear of the garage. Mr. Bruno said a rectANGULAR garage was the best use of the space.

Mr. Dunlea submitted an engineering review dated May 11, 2022 (attached). Mr. Dunlea commented if the Board looks favorable upon this application a soil moving application will be required at the time of plan submission. Mr. Dunlea stated that once the drainage plan is finalized some of the proposed plantings may need to be moved.

Mr. Pantaleo asked about the curb cut. Mr. Bruno replied 16 ft.

Mr. Flaherty asked if the style of the garage would match the house. Mr. Bruno replied yes. The garage will be finished with herdie plank board, real stone and asphalt shingles.

Mr. Nettleship-Carraher asked when the home was built. Mr. Rogers replied the early 1900's.

There were no members of the public present.

A Board discussion took place regarding the application for 191 Rock Avenue.

Members spoke about how they had some hesitation coming into this application, but after hearing the testimony, they felt confident that this was a good application.

Mr. Flaherty commented that he likes the proposed planting plan.

Chairman Pantaleo recommended that the curb cut be 20 ft. and not the 16 ft. originally asked for. The Board agreed with the Chairman.

Mr. Curran spoke about how difficult it would be to store yard equipment in front of the cars. He recommended a rear storage shed be attached to the garage. The Board agreed this change would make perfect sense. The applicant asked if they could add a foot more to the garage (looking at the garage towards the left). The Board agreed all changes would make sense for this application.

The following are changes from the initial application:

- 1. The Garage width has been increased to 14'-8".**
- 2. The Garage depth has been increased to 25'-8".**
- 3. The driveway width between the street and property line has been increased to 18'-0".**
- 4. The Building Coverage has been increased to 25.26%.**
- 5. The Impervious Coverage has been increased to 48.06%.**
- 6. Stormwater chamber has been increased accordingly.**

Mr. Giblin asked that revised plans be submitted to the Board ten days prior to the June 21, 2022 meeting.

Mr. Giblin will draft a resolution that will be voted on at the June 21, 2022 Board of Adjustment meeting.

A motion was made by Mr. Mintz to grant the requested variances (amended). The motion was seconded by Mr. Curran, and carried by a roll call vote as follows:

Mr. Mike Curran	Yes
Mr. Jake Flaherty	Yes
Mr. Michael Mintz	Yes
Dr. Gregory Perez	Yes
Ms. Lynda Nettleship-Carraher	Yes
Chairman Frank Pantaleo	Yes

Board Discussion

No Board discussion took place.

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

Respectfully Submitted,



Tonya Tardibuono



EXPERIENCED  
DEDICATED  
RESPONSIVE

negliagroup.com

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May 11, 2022

Via: E-Mail

Borough of Park Ridge  
53 Park Avenue  
Park Ridge, New Jersey 07656

Attn.: Ms. Tonya Tardibuono, Secretary

Re: **Variance Application – Engineering Review**  
Applicant(s): William & Kathleen Rogers  
191 Rock Avenue (Block 1809, Lot 9)  
Borough of Park Ridge, Bergen County, New Jersey  
NEA File No.: PKRDSPL22.015

Dear Ms. Tardibuono,

As requested, we have reviewed the recently submitted Variance Application for completeness determination. The submittal included the following documents:

- A Borough of Park Ridge, Denial of Application, prepared by Tonya Tardibuono, date January 18, 2022;
- A Borough of Park Ridge, Application of Appeal, prepared by the Applicant, dated January 22, 2022;
- Variance Relief letter prepared by Joseph J. Bruno, A.I.A. dated January 23, 2022;
- Owner's Affidavit dated January 24, 2022;
- Certification of Applicant dated January 24, 2022;
- Certification of Payment of Taxes dated January 27, 2022;
- Unsigned and unsealed property survey entitled, "Survey of Property", prepared by Thomas C. Yeager, P.L.S., P.P. of Thomas C. Yeager & Associates, LLC, dated October 11, 2021 with no revisions;
- A signed and sealed landscape plan entitled, "Landscape Planting Plan", prepared by William L. Koenig, A.S.L.A., dated February 1, 2022 with no revisions; and
- Signed and sealed architecture plan sheet entitled, "New Garage for the Rogers Residence", prepared by Joseph J. Bruno, A.I.A., dated January 1, 2022 with the latest revision date of February 7, 2022.

**1. Property Description**

The subject property is a single lot identified as Block 1809, Lot 9, per the Borough of Park Ridge Tax Map Sheet No. 18. The subject property is commonly known as 191 Rock Avenue and is located on the north side of Rock Avenue, approximately 225 feet to the west of the intersection with Park Avenue. The property is 7,500 square feet (0.17 acres) in size, and is located within the R-10 Zone, per the Borough of Park Ridge Zoning Map.

The existing site is currently occupied by a one and a half (1 ½) story frame dwelling with an asphalt driveway providing access onto Rock Avenue. Additional site features include a front entrance walkway leading to a paver patio and front steps. The Applicant proposes to demolish a portion of the existing driveway and front walkway and construct a new one-

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**LYNDHURST**

34 Park Avenue  
PO Box 426  
Lyndhurst, NJ 07071  
p. 201.939.8805 f. 201.939.0846

**MOUNTAINSIDE**

200 Central Avenue  
Suite 102  
Mountainside, NJ 07092  
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story one-car garage. Additional site improvements include landscaping, a new front walkway and drainage improvements.



## 2. Completeness Review

NEA previously issued a completeness review of the subject application and recommended that the application be deemed complete. Overall, NEA takes no exception to this application being heard by the Zoning Board of Adjustment.

## 3. Variances / Waivers

We defer to the Board Planner regarding the determination of variances and waivers. Neglia recognizes the following potential variances, as identified within the submitted application, which we defer to the Board Planner on final determination regarding same:

- Maximum Building Coverage: 20% permitted, 20.24% under the existing conditions, and 24.56% proposed;
- Maximum Impervious Coverage: 40% permitted, 45.22% under the existing conditions and 47.06% proposed;
- Accessory Structure in the Front Yard: accessory structures are not permitted within the required front yard or within the front half of the side yard of any residential zone, whereas a garage is proposed within the front yard;
- Maximum Fence Height within the Front Yard: fences exceeding 4 feet in height are not permitted within the front yard, whereas a 5-foot height fence is proposed within the front yard;

- Maximum Garage Width: maximum one-car garage width is 12 feet, whereas a garage with a width of 13'-8" is proposed;
- Minimum Lot Area: 10,000 square feet required, 7,500 square feet under the existing conditions with no proposed change to the same (this is an existing non-conforming condition);
- Maximum Lot Width: 85 feet permitted, 50 feet under the existing conditions with no proposed change to the same (this is an existing non-conforming condition);
- Maximum Lot Frontage: 75 feet permitted, 50 feet under the existing conditions with no proposed change to the same (this is an existing non-conforming condition); and
- Maximum Floor Area Ratio: 30.26% permitted, 30.26% under the existing conditions with no proposed change to the same (this is an existing non-conforming condition).

#### 4. Engineering Comments

- 4.1 Any Import or export of soil to/from the site will be subject to the submission of a Soil Movement Application. A soil movement application shall be submitted, as required, if this variance application is granted approval. The Applicant shall note that the soil movement application contains specific checklist items that require submittal for completeness and review. Therefore, additional engineering comments may be provided upon formal submittal of the Soil Movement Application. The Applicant shall provide testimony at the Board hearing with respect to anticipated site disturbances and soil movement required to construct the proposed improvements.
- 4.2 The Applicant shall provide testimony at the Board hearing addressing any existing or proposed deed restrictions, easements, or covenants or lands dedicated to public use which may exist of the subject property.
- 4.3 The Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction. The Applicant shall be responsible for any damage to neighboring or public properties during the construction of the proposed improvements. Notation stating the same shall be provided on the plans.
- 4.4 The submitted plan shall be revised to include a construction detail for the proposed driveway area.
- 4.5 The submitted architectural plan includes notation indicating that the existing topography on-site is to remain. However, the Applicant is proposing to construct a new garage and driveway area. Should the Board look favorably upon this application, the Applicant will be required to submit an engineered site plan illustrating existing and proposed grading conditions (spot elevations, contours, etc.) to confirm that positive drainage is being provided.
- 4.6 The Applicant proposes improvements that will result in an increase in impervious coverage as compared to the existing conditions. The Applicant is proposing to construct on-site stormwater storage volume equivalent to a two (2) inch rainfall over the impervious area associated with the garage area. At this time, we take no exception to the submitted stormwater design intent. However, should the Board look favorable upon this application, the Applicant shall submit an engineered site plan illustrating the proposed stormwater storage chamber location, associated construction detail, and proposed roof leader pipe connections to the same.
- 4.7. The design and construction of seepage pits or recharge basins shall conform to the New Jersey Stormwater Best Management Practices Manual's Standard for Infiltration Basins. The Following comments pertaining to the same shall be addressed prior to construction, if granted approval:
  - Testing:
    - The Applicant shall perform a percolation/permeability test in the vicinity of each proposed infiltration measure to determine percolation rates AND the seasonally high-water table of the subsoils below.
    - The Applicant shall notify NEA a minimum of 48 hours in advance of this testing so that a representative of our office may be present for the testing, as required.



- The Applicant shall provide a signed and sealed copy of all testing results and information prepared by a Licensed Professional Engineer to the Building Department, who will subsequently issue them to NEA for review.
- Design:
  - The bottom of the infiltration structure or stone, where applicable, shall be no less than two feet above the seasonal high groundwater table or bedrock.
  - The tested percolation rates shall be a minimum of 1.0 inches per hour, per NJDEP guidelines. Design percolation rates shall include a factor of safety of two for a design percolation rate of 0.5 inches per hour.
  - The Applicant shall provide calculations verifying that all proposed seepage pits will fully drain within 72 hours.
  - Should percolation testing yield unacceptable results, the Applicant shall provide a revised design which does not rely on infiltration.
- 4.8 The Applicant shall provide testimony addressing anticipated electric, sewer, or gas services which may be required for the proposed garage.
- 4.9 The Applicant shall provide testimony as it relates to the proposed landscaping improvements. Furthermore, the Applicant shall confirm if any trees are to be removed as part of this application. It shall be noted that tree removal is subject to review and approval by the Borough's Shade Tree Commission.
- 4.10 Based upon the nature of the proposed improvements, it does not appear that any lighting improvements are included as part of this application. However, the Applicant shall provide testimony confirming the same.
- 4.11 The Applicant shall provide the disturbance area on the site plan. The Applicant is advised that should the limit of disturbance exceed 5,000 square feet, the Applicant shall apply for and obtain approval from the Bergen County Soil Conservation District. Proof of approval shall be provided to the Borough prior to any soil disturbance activities.
- 4.12 The Applicant shall ensure that all disturbed work areas are stabilized with topsoil, seed, hay, and straw mulch to ensure lawn growth. The Applicant shall revise the plans to include notation indicating the same.
- 4.13 The Applicant shall ensure that stormwater runoff does not negatively affect neighboring properties, during and after construction. Any damages caused by an increase in runoff or improper drainage shall be repaired by the Applicant. Any damages incurred to surrounding public or private property as a result of construction shall be repaired by the Applicant. The Applicant shall revise the plans to include notation indicating the same.

## 5. Final Comments

- 5.1 This approval is subject to all other applicable rules, regulations, ordinances and statutes of the Borough, Bergen County, State of New Jersey or any other governmental agency having jurisdiction over same.
- 5.2 It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include, but are not limited to Bergen County Planning/Engineering, Bergen County Soil Conservation District, municipal fire / police departments, Park Ridge Water, Park Ridge Electric, BCUA, NJDOT and NJDEP.
- 5.3 Should the Board look favorably upon this application, a performance bond, maintenance bond and inspection escrow will be required for on-site / off-site improvements, in accordance with the Municipal Land Use Law.
- 5.4 NEA recommends that a response letter be submitted that addresses each of the comments noted above.

5.5 The above comments are based on a review of materials submitted and/or testimony provided to date. NEA reserves the right to provide new or updated comments as additional information becomes available.

We trust you will find the above in order. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,  
Neglia Engineering Associates



John J. Dunlea, P.E.  
For the Zoning Board Engineer  
Borough of Park Ridge

cc: William & Kathleen Rogers – Applicant (*via email*)  
Thomas C. Yeager, P.L.S., P.P. – Applicant’s Surveyor (*via regular mail*)  
William L. Koenig, A.S.L.A. – Applicant’s Landscape Architect (*via regular mail*)  
Joseph J. Bruno, A.I.A. – Applicant’s Architect (*via email*)