

**BOROUGH OF PARK RIDGE
ZONING BOARD
JUNE 21, 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	Present
Mr. Mike Curran	Present
Mr. Jake Flaherty	Absent
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 May 17, 2022 were approved on a motion from Mr. Mintz, seconded by Dr. Perez, and carried by all members eligible to vote.

RESOLUTION #2022-8

#ZB22-3

Simon Sherfer

2 Barker Court

Block 2504 / Lot 14

Corner Lot 6ft. Fence

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

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

Dr. Perez voiced his concerns regarding the Board suggesting and approving more than the applicant originally requested. A brief Board discussion took place regarding this matter.

RESOLUTION #2022-9

#ZB22-2

William & Kathleen Rogers

191 Rock Avenue

Block 1809 / Lot 9

Garage

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

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

NEW APPLICATION #ZB22-1

Julio & Evelyn Pecho

46 W. Park Avenue

Block 1202 / Lot 50

Retaining Wall

Due to insufficient notice, the application for 46 W. Park Avenue will be rescheduled to August 16, 2022. No further notice will be required.

NEW APPLICATION ZB#22-4

John Yarenis

73 Ann Terrace

Block 1315 / Lot 5

Semi In-Ground Pool

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

John Yarenis
73 Ann Terrace
Park Ridge, NJ 07656

Jordan Bari
Westrock Pools

Proof of service is in order.

Mr. Yarenis spoke about the application.

Mr. Bari spoke about the requested variances. Mr. Bari commented that the denial suggested a variance for the patio was required, however, the patio was existing. The Board determined the patio should receive a variance at this time.

Mr. Bari commented that due to the existing slope on the property, the pool will act as a retaining wall.

Chairman Pantaleo asked if there was a downpour where does the run-off water go?

Mr. Dunlea commented that there is an increase of impervious coverage with the proposed application. The applicant is proposing a Caltex Infiltration System; however, the system will not address the issue of pool overflow. Mr. Bari commented that a slot drain would help. It was asked where the slot drain would drain to, as you are not allowed to drain into a municipal sanitary line. This question was not answered.

The pool water will be 5" from the top when full.

If need be an underground seepage tank can be installed. Mr. Dunlea said they would need an engineered site plan then Neglia Engineering can review to be sure the seepage tank is adequately sized. This process can be done with construction approvals.

Mr. Pantaleo asked Mr. Yarenis what the application hardships are. Mr. Yarenis replied the location of the proposed pool is really unusable space. If the pool location was moved they would have privacy concerns or more variances would be required.

Mr. Brickman asked what is south of the property. Mr. Yarenis replied the street.

Mr. Bari went over the location of the pool equipment.

The home is surrounded by other homes and one home away from Our Lady of Mercy.

There is currently a 6 ft. fence on the back of the property.

Mr. Dunlea pointed out there is to be no grading on the 10 ft. wide easement. Mr. Bari asked if they could use the easement to bring equipment onto the property. Chairman Pantaleo told him he needed to call the Park Ridge Department of Public Works for permission.

Mr. Dunlea asked the applicant if they are proposing to install any new lights on the property. Mr. Yarenis replied no. Mr. Dunlea said he has no further comments or concerns (Neglia review letter dated June 7, 2022 attached).

There will be no changes to the landscape.

There were no members of the public present.

A Board discussion took place regarding the application for 73 Ann Terrace.

Mr. Mintz agrees the existing patio should receive a variance. Mr. Mintz has no issues with permitting the pool set-back.

Ms. Nettleship-Carraher agrees with Mr. Mintz and thinks the pool location is the best suited location in the yard for the proposed pool.

Dr. Perez commented that this is a complicated area to install anything.

Chairman Pantaleo commented that the existing patio should require a patio. He is a bit concerned about pool water run off but he does look favorable upon this application.

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

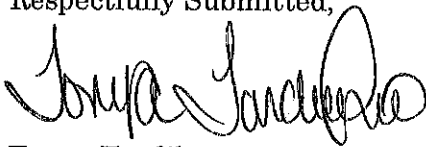
Mr. Giblin will draft a resolution that will be voted on at the July 19, 2022 Board of Adjustment meeting.

BOARD DISCUSSION

No Board discussion took place.

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

Respectfully Submitted,



Tonya Tardibuono

Resolution # 2022-8
Application # ZB22-3
ZB 6-21-22

BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT
RESOLUTION

WHEREAS, Simon Sherfer (hereinafter referred to as "Applicant"), being the owner of premises known as 2 Barker Court, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 14 in Block 2504 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 variance to allow the construction of a six (6') foot high solid fence within the front yard setback; and

WHEREAS, the premises are located in the R-15 Residential Zoning District as same is defined by the Zoning Ordinance of the Borough of Park Ridge; 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 May 17, 2022; and

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

WHEREAS, the BOARD voted to approve the aforesaid application following the close of the public hearing thereon on May 17, 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 2 Barker Court in the Borough of Park Ridge, also known and designated at Lot 14 in Block 2504 on the Tax Map of the Borough of Park Ridge, a non-conforming lot containing 13,100 sq. ft. (15,000 sq ft. required) a lot width of 108.12 feet (100 feet required) and a lot depth of 120 feet (150 feet required). The property is currently improved with an existing single family residential structure.
2. The Applicant proposes to construct a six foot (6') high fence that will enclose a portion of the yard, as depicted on the survey submitted with the application.
3. A portion of the fence is proposed to be installed along the western property line and then to parallel the southern property line. In the proposed location, the fence will partially extend into the required thirty foot (30') front yard setback along the Prospect Avenue front yard, in violation of ordinance 101-2E (1), which restricts the height of fences in the front yard to a maximum of four feet (4')
4. The Applicant introduced four photographs that depict that the sight distance at the intersection of Barker Court and Prospect Avenue will be maintained and also showing

a mock up of a six foot high fence where proposed. The Applicant testified that the police department had reviewed the plans and had no objection to the application.

5. The Applicant testified that the fence is necessary for reasons of safety and privacy.
6. The BOARD finds that by reason of the location of the existing house on the lot and because it is a corner lot, the strict application of the Zoning Ordinance to require a front yard setback of thirty (30') feet for a solid six foot (6') high fence 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).
7. The BOARD further finds that the installation of the fence in the proposed location will enhance the safety and privacy of the property and does not negatively impact sight visibility for vehicles in the area.
8. The BOARD finds and concludes that the benefits from the granting of the variance to permit a six foot high solid fence in the front yard outweighs any detriment pursuant to N.J.S.A.40:55D-70(c) (2).

By reason of the foregoing the BOARD finds that a decision to grant the variances from the maximum permitted fence height in a front yard 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), the BOARD does hereby grant the Applicant's

EXHIBIT LIST

Application #: ZB 22-3

Applicant: Simon Sherfer

Property Address: 2 Barker Court

Block 2504 Lot 14

Application received on February 28, 2022

Survey (undated and unsigned)

Denial of Application dated February 24, 2022

Four photos (A1 through A4) depicting subject property

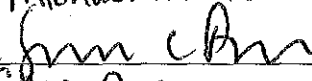
requested variance from the maximum permitted height of a fence in a front yard so as to permit the proposed six foot high solid fence as depicted on the survey submitted to the Board and as more particularly set forth in this resolution.

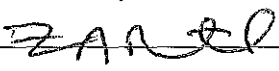
Ayes: 5

Nays: 0

Dated: June 21, 2022

Introduced by: 
Michael Mintz

Seconded by: 
Greg Perez

Approved: 
Frank Pantaleo

Resolution #2022-9
Application #ZB22-
ZB 6-21-22

BOROUGH OF PARK RIDGE

ZONING BOARD OF ADJUSTMENT RESOLUTION

WHEREAS, WILLIAM AND KATHLEEN ROGERS (hereinafter referred to as "Applicant"), being the owner of premises known as 191 Rock Avenue, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 9 in Block 1809 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 variances for the following, in order to construct a one (1) car detached garage;

	Existing	Permitted	Proposed
Building Coverage	20.24%	20%	24.56%
Impervious coverage	45.22%	40%	47.44%
Driveway width		12'	20'

The proposal also requires variances for proposing an accessory structure in the front yard in a residential zone where same is not permitted and proposing a six (6') foot high fence forward of the main structure where only four (4') feet in height is permitted; and

WHEREAS, the premises are located in the R-10 Residential Zoning District as same is defined by the Zoning Ordinance of the Borough of Park Ridge; 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 May 17, 2022; and

WHEREAS, the BOARD has carefully considered the application and all evidence and

testimony submitted in connection therewith; and

WHEREAS, the BOARD voted to approve the aforesaid application following the close of the public hearing thereon on May 17, 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 191 Rock Avenue in the Borough of Park Ridge, also known and designated as Lot 9 in Block 1809 on the Tax Map of the Borough of Park Ridge, a non-conforming lot containing 7,500 sq. ft. (10,000 square feet required) with a lot width of 50 feet (85 feet required) and a lot depth of 150 feet (120 feet required) and currently improved with an existing single family residential structure.
2. The existing property and structure also contain several pre-existing non-conformities including street frontage, floor area ratio, maximum dwelling width, and failure to provide a provided garage.
3. The Applicant originally applied for a single car garage as depicted on the plans and specifications entitled "New Garage for the Rogers Residence, 181 Rock Avenue, Park Ridge, New Jersey, prepared by Joseph J. Bruno A.I.A. Architect and dated January 1, 2022 revised to February 7, 2022" consisting of two (2) sheets.
4. The Applicant also provided the Board with a copy of the survey of the property prepared by Thomas C. Yeager & Associates, LLC dated October 11, 2021.
5. Joseph Bruno was qualified and testified as an expert in architecture on behalf of the applicants. The witness testified that the house is set as far back as possible on the lot making

it impossible to build garage in a confirming location.

6. The witness also testified that the proposed six (6') foot high fence does not extend further into the front yard than the adjacent houses, thereby keeping it within the intent of the Ordinance in the opinion of the witness. The fence was described as being a five (5') foot tall wood fence with one (1) foot of lattice on the top, making the total height six (6') feet.

7. The witness also testified that the garage is proposed at a width exceeding the Ordinance requirements so that the homeowner can park a car in the garage and also have sufficient room for the storage of tools and equipment.

8. The witness also testified that there is substantial landscaping proposed which will lessen the impact of the proposed improvements.

9. The applicant then called Kathleen Rogers to testify. The witness testified that it was their desire to make the house more accessible, especially so they would not have to store the mower in the basement, which is inconvenient.

10. The witness also testified that the garage was proposed where located on the plans so that it does not block the windows of the adjacent houses.

11. In response to questioning by the Board, the Applicants' witnesses testified that drainage would be addressed during the permitting process.

12. After discussion by the Board, the Applicant amended the application to move the front of the garage two (2') feet forward and leave the rear wall where it was originally proposed. In addition, the Applicant amended the proposal to increase the width of the garage by one

(1') additional foot for a total width of fourteen feet eight (14'8") inches.

13. The net effect of the amendments was to increase the building to three hundred seventy-seven (377) square feet in total.

14. Based upon the new proposal, the Applicants' architect calculated that the building coverage would be 25.26% and the impervious coverage would become 48% after the amendment.

15. The BOARD finds that by reason of the location of the existing house on the lot and the non-conforming size of the lot, that 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).

16. The BOARD further finds that construction of the garage 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 for the proposed addition outweigh any detriment pursuant to N.J.S.A. 40:55D-70 (c) (2).

17. Moreover, the BOARD finds that:

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

(b) the variances are not substantial and can be granted under N.J.S.A. 40A:55D-70(c)(2).

(c) The addition of a garage eliminates an existing non-conformity on the property.

By reason of the foregoing, the BOARD finds that a decision to grant the variances

required to allow the construction of an single car garage 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), the BOARD does hereby grant the Applicant's requested variances so as to permit the addition of a single car garage and fence, as more particularly set forth in this resolution and as shown on the revised plans submitted to the BOARD.

Ayes: 5

Nays: 0

Dated: JUNE 21, 2022

Introduced by:

M Mintz
Michael Mintz

Seconded by:

M Curran
Michael Curran

Approved

F Pantaleo
Frank Pantaleo

EXHIBIT LIST

BOROUGH OF PARK RIDGE ZONING BOARD

APPLICANT: ZB 22-2
ADDRESS: 191 Rock Avenue
BLOCK: 1809 LOT 9
ZONE: R-10

EXHIBIT:	ITEM NO.	DATE:
Application	1	1/22/22
Denial of Application	2	1/18/22
Plans by Joseph J. Bruno	3	1/1/22 revised to 6/4/22
Survey by Thomas C. Yeager	4	10/11/21



EXPERIENCED
DEDICATED
RESPONSIVE

negliagroup.com

June 7, 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**
73 Ann Terrace (Block 1315, Lot 5)
Borough of Park Ridge, Bergen County, New Jersey
NEA File No.: PKRDSPL22.017

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 Toya Tardibuono, date March 7, 2022;
- A Borough of Park Ridge Application of Appeal, Applicant, dated March 18, 2022;
- A Borough of Park Ridge Zoning Application, dated March 7, 2022; and
- Signed and sealed engineering plan sheet entitled, "Pool Plan, Soil Erosion, Sediment Control Plan, Notes & Details, for Yarenis, Located in the Borough of Park Ridge, Bergen County, New Jersey," prepared by Paul Gdanski, P.E., dated January 15, 2022.

1. **Property Description**

The subject property is a single lot identified as Block 1315, Lot 5, per the Borough of Park Ridge Tax Map Sheet No. 13. The subject property is commonly known as 73 Ann Terrace and is located on the northeasterly side of Ann Terrace, approximately halfway between the intersections with Leach Avenue and Fremont Avenue. The property is 17,370 square feet (0.40 acres) in size, and is located within the R-20 Zone, per the Borough of Park Ridge Zoning Map.

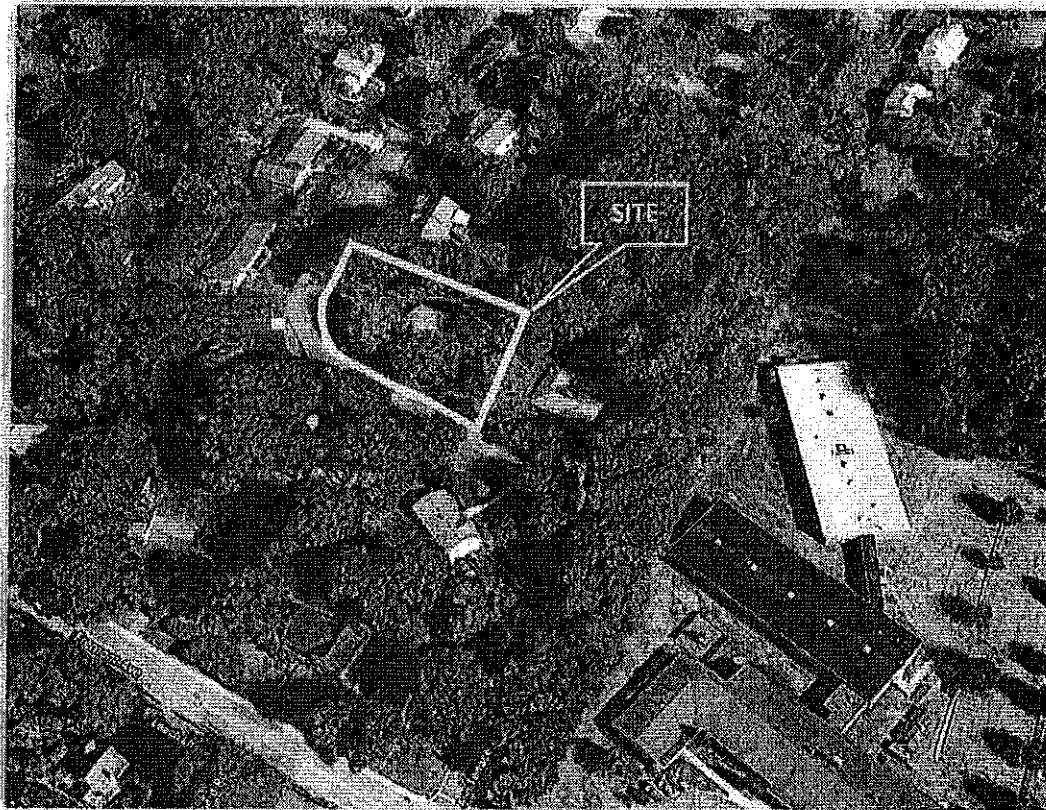
The existing site is currently occupied by a one-story frame dwelling with an asphalt driveway providing access onto Ann Terrace. Additional site features include paver walkways, rear patio, and a stone wall. The proposed improvements consist of the construction of a semi-on-ground pool with an associated paver patio area. Additional improvements consist of the construction of a stormwater management system to accommodate the increase in impervious coverage generated by the proposed improvements.

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
p. 201.939.8805 f. 732.943.7249



2. Completeness Review

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

3. Variances / waivers

Neglia recognizes the following potential variances, as identified within the submitted application, which we defer to the Zoning Officer on final determination regarding the same.

- Minimum pool setback: 20 feet permitted is permitted, whereas 15 feet is proposed; and
- Minimum patio setback: 15 feet minimum is permitted, whereas 11.3 feet is proposed.

4. Engineering Comments

4.1. The Applicant is advised that 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 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.

- 4.2. The submitted plans illustrate an existing 10-foot-wide sewer easement located along the easterly portion of the property. The Applicant shall provide testimony at the Board hearing addressing this easement along with any other 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 amend the plan to shade the existing conditions. As currently presented, it is difficult to ascertain existing conditions as compared to the proposed conditions.
- 4.4. 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 construction. Notation indicating the same shall be added to the plan.
- 4.5. The Applicant shall provide testimony as it relates to any proposed tree removal required to construct the proposed improvements. The Applicant shall note that any proposed tree removal shall be depicted on the plan and is subject to review and approval by the Borough's Shade Tree Commission.
- 4.6. It appears that the Applicant intends to utilize an existing equipment pad located along the easterly portion of the dwelling for the pool mechanical equipment. The Applicant shall provide a means of screening the pool mechanical equipment.
- 4.7. Based upon the submitted engineering plan, the Applicant is proposing improvements that will result in an increase in impervious coverage of 669 square feet, as compared to the previously existing conditions. As such, the Applicant is required to provide on-site stormwater storage volume equivalent to a two (2) inch rainfall over the net increase in impervious area. Therefore, the minimum required storage volume is determined as: $(669 \text{ square feet}) \times [(2 \text{ in.}) / (12 \text{ in./ft.})] = 111.5 \text{ cubic feet (approximately 834 gallons)}$. The Applicant indicates that stone bed infiltration systems with a capacity of approximately 997 gallons have been provided on-site. Overall, we take no exception to the drainage design methodology utilized. However, additional comments may be provided as part of the engineering review process associated with Board review and/or Soil Movement Permit review, should the Board look favorably upon this application. Testimony with respect to the drainage design shall be provided at the Board hearing.
- 4.8. The design and construction of seepage pits, infiltration systems and/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.
- 4.9. The Applicant shall revise the plan to include additional spot elevations along the westerly portion of the pool area to ensure that positive drainage is provided in this area.
- 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. Based upon the nature of the proposed improvements, it does not appear that any landscaping improvements are included as part of this application. The Applicant shall provide testimony confirming the same. Additionally, the Applicant shall confirm that all existing trees on the property are to remain.
- 4.12. The Applicant shall revise the provided soil stockpile detail to indicated a maximum height of 8 feet.
- 4.13. 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.
- 4.14. 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: Mr. and Mrs. Yarenis – Applicant (*via regular mail*)
Paul Gdanski P.E. – Applicant's Engineer (*via e-mail*)