

**BOROUGH OF PARK RIDGE
ZONING BOARD
FEBRUARY 21, 2023
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. Michael Gannaio, - Attorney	Present
Ms. Tonya Janeiro – Board Secretary	Present
Mr. John Dunlea – Neglia Engineering	Present

APPROVAL OF MINUTES

The minutes of January 17, 2023 were approved on a motion from Ms. Nettleship-Carraher, seconded by Mr. Brickman, and carried by all members eligible to vote.

CONTINUED APPLICATION #ZB22-7

Daniel Panarello / Kathleen Butler

2 Kevin Court

Block 2304 / Lot 20

Inground Pool / Fence / Retaining Wall

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

Kent Rigg
24 Godwin Avenue
Midland Park, NJ 07432
Applicant's Engineer

The applicants' Engineer, Mr. Kent Rigg, was accepted as an expert witness.

Mr. Rigg spoke about the changes from the original plans. Revised plans dated January 23, 2023.

The following changes were made from the original submitted plans:

- Moved pool to the south. This will eliminate the pool in the front yard variance.
- The pool will no longer be located directly behind the neighbor's home.
- Lowered the elevation of the pool.
- Relocated the pool equipment.
- Stormwater management changed.

Due to the changes, three variances have been eliminated. The variances are pool to house set-back, pool no longer in front yard, and the location of the retaining wall is now conforming.

Chairman Pantaleo asked how high the proposed retaining wall would be. Mr. Rigg replied two feet.

A retaining wall will no longer be installed on the rear lot line. Only a 6-foot fence will be installed on the lot line. Mr. Dulea asked what material the fence would be. Mr. Rigg replied vinyl.

Mr. Dunlea spoke about his revised review letter dated February 17, 2023. Mr. Dunlea commented that this application would require soil moving.

Dr. Perez asked some questions regarding the property and the grading. Mr. Riggs answered all questions.

Dr. Perez asked the distance from the corner of the pool to the neighbor's patio. Mr. Riggs replied twenty-three feet.

The revised site plan dated January 23, 2023 was marked as Exhibit B1.

Chairman Pantaleo said thank you for working with the Board. He believes this is a much more reasonable plan.

There were no members of the public wishing to ask questions or comment on this application.

A Board discussion took place regarding the application for 2 Kevin Court.

Chairman Pantaleo said this is a much better plan. The applicant really listened to what the Board suggested.

Mr. Brickman asked what the fence would be made of. He was told vinyl.

Dr. Perez commented that he was still concerned that the pool is located too close to the neighbor's home.

Mr. Mintz was happy with the changes and appreciated that the applicant addressed all of the Board's concerns.

Ms. Nettleship-Carraher commented that she thinks removing the back retaining wall made a big difference with this application.

Mr. Gannaio will draft a resolution that will be voted on at the March 21, 2023 Board of Adjustment meeting.

A motion was made by Mr. Mintz to grant the requested variances. The motion was seconded by Mr. Brickman, 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 (Reluctantly)
Ms. Lynda Nettleship-Carraher	Yes
Chairman Frank Pantaleo	Yes

NEW APPLICATION #ZB23-1

Eric & Georgia Miller

58 Perry Street

Block 1506 / Lot 9

Single Family Home - Addition

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

Joe Bruno
29 Pascack Road
Park Ridge, NJ 07656
Applicant's Architect

Eric Miller
58 Perry Street
Park Ridge, NJ 07656
Applicant / Homeowner

Proof of service is in order.

Mr. Bruno spoke about the application. The applicant is seeking to add a one-story addition to the kitchen and expand the deck.

The property is located in the R-10 Zone. The minimum lot area in the R-10 Zone is 10,000 square feet. This property is 39,116 square feet.

The applicant is seeking the following variances:

Maximum Gross Floor Area
Required: 3,333 Sq. Ft.
Existing: 4,328 Sq. Ft.
Proposed: 4,613 Sq. Ft.

Variance Requested: 285 Sq. Ft.

Seven submitted photographs of 58 Perry Street were marked as Exhibit A-1. Mr. Bruno described each photograph in detail.

The first-floor plan was marked as Exhibit A-2.

Plans dated June 1, 2022 and revised on December 1, 2022 were marked as Exhibit A-3. Mr. Bruno went over the plans and explained why the location of the proposed addition was the best location to properly expand the home. The one-story addition would be located at the back of the home with no visibility from the street.

Mr. Bruno said that due to the size of the lot, the homeowners could sub-divide with three conforming lots.

Mr. Bruno said that the proposed addition is less than 300 square feet, a very minimal impact on the site.

Mr. Bruno commented that a seepage pit will be installed to collect storm water.

Mr. Curran asked if they were proposing a basement or crawl space. Mr. Bruno replied a crawl space.

The air conditioning units will be moved to the south of the new space.

There is currently a one and a half story accessory structure on the lot that will block the view of the new addition. The structure was built approximately fifteen years ago.

The home was built in 1903 or 1907, prior to the land use laws that went into effect in the 70's.

The Miller's purchased this home in December of 2021.

The existing deck will be taken down to accommodate the new addition. A new four-foot deck will then be constructed.

The application was not given to Mr. Dunlea to review. However, he did note that a perc test will be required on the proposed seepage pit.

A Board discussion took place regarding the application for 58 Perry Street.

Chairman Pantaleo said that it's great that they have chosen not to sub-divide this lot. He also pointed out that this addition will be invisible to most.

Dr. Perez commented that he thinks this is a great plan.

Mr. Curran spoke about how he is very familiar with this home and he had looked into purchasing this home for himself and his family. He commented how he was in favor with keeping the current dining room as is. Mr. Curran suggested that they go with a full basement instead of a crawl space.

Mr. Gannaio will draft a resolution that will be voted on at the March 21, 2023 Board of Adjustment meeting.

A motion was made by Mr. Mintz to grant the requested variances. The motion was seconded by Dr. Perez, 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

BOARD DISCUSSION

2022 Zoning Board Report - A Board discussion was had pertaining to the 2022 end of year Zoning Board of Adjustment report. It will be recommended to the Mayor and Council that no zoning ordinance changes be made.

The meeting was adjourned on a motion from Mr. Mintz, seconded by Ms. Nettleship-Carraher, and carried by all.

Respectfully Submitted,



Tonya Janeiro

2022 End of Year Zoning Board of Adjustment Report

ZBA 21-15

Name: Ramon Fonseca
Address: 42 Highview Avenue
Block & Lot: 1808 / 13
Zone: R-20
Application: Addition / 2nd Floor
Relief Sought: Deck Setback / Side Yard / Building Coverage / FAR
Decision: Approved

ZBA 21-16

Name: Ellen Kramer
Address: 8 Frederick Court
Block & Lot: 1203 / 41
Zone: R-10
Application: Addition / Deck
Relief Sought: Rear Yard Setback / FAR / Gross Floor Area / Deck Setback
Decision: Approved

ZBA 21-19

Name: Matthew & Maral Richard
Address: 234 Homestead Place
Block & Lot: 2406 / 5
Zone: R-15
Application: Addition
Relief Sought: Front Yard Setback / Side Yard Setback
Decision: APPROVED

ZBA 21-22

Name: Michael & Christine De Pol
Address: 30 Fourth Street
Block & Lot: 809/7
Zone: R-20
Application: New Home
Relief Sought: Side yard, Rear Yard, Building Coverage, driveway & FAR.
Decision: APPROVED

ZBA 22-1

Name: Julio Pecho
Address: 46 W. Park Avenue
Block & Lot: 1202 / 50
Zone: R-10
Application: Retaining Wall (Constructed with no permits)
Relief Sought: Height & Location of Retaining Wall
Decision: APPROVED

ZBA 22-2

Name: William & Kathleen Rogers

Address: 191 Rock Avenue

Block & Lot: 1809 / 9

Zone: R-10

Application: Garage

Relief Sought: Building Coverage, Impervious Coverage, Location (No accessory structures located in the front yard or within the front half of the side yard, 6 Ft. Fence and Garage Width.

Decision: APPROVED

ZBA 22-3

Name: Simon Sherfer

Address: 2 Barker Court

Block & Lot: 2504 / 14

Zone: R-15

Application: Fence

Relief Sought: 6ft. Fence Location (front yard)

Decision: APPROVED

ZBA 22-4

Name: John Yarenis

Address: 73 Ann Terrace

Block & Lot: 1315 / 5

Zone: R-20

Application: Semi In-Ground Pool

Relief Sought: Swimming Pool Set-Back / Patio

Decision: APPROVED

ZBA 22-5

Name: Valerie Vermiglio Kohn

Address: 82 Rivervale Road

Block & Lot: 2007 / 1

Zone: R-15

Application: Subdivision

Relief Sought: Subdivision w/PENC Conditions

Decision: Approved

ZBA 22-6

Name: Joseph Braunworth

Address: 272 Prospect Avenue

Block & Lot: 2507 / 2

Zone: R-15

Application: 2nd Floor Addition

Relief Sought: Rear yard set-back, lot area & depth

Decision: Approved