

**BOROUGH OF PARK RIDGE
ZONING BOARD
APRIL 18, 2023 – 8:00 P.M.
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 Meeting Act, P.L. 1975, Chapter 231.

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	Absent
Mr. Jake Flaherty	Present
Mr. Michael Mintz	Present
Dr. Gregory Perez	Present
Ms. Lynda Nettleship-Carraher	Present
Mr. Jeff Rutowski	Present

Also Present:

Ms. Tonya Janeiro – Board Secretary	Present
-------------------------------------	---------

APPROVAL OF MINUTES

The minutes of March 21, 2023 were approved on a motion from Dr. Perez seconded by Mr. Brickman, and carried by all members eligible to vote.

RESOLUTION #2023-9

**Michael Smeen
30 Mill Road
Block 1503 / Lot 1
New Single-Family Home**

A motion was made by Mr. Rutowski to approve the memorializing resolution. The motion was seconded by Ms. Nettleship-Carraher, and carried by a roll call vote as follows:

Mr. Michael Brickman	Yes
Dr. Gregory Perez	Yes
Ms. Lynda Nettleship-Carraher	Yes
Mr. Jeff Rutowski	Yes
Chairman Frank Pantaleo	Yes

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 members.

Respectfully Submitted,



Tonya Janeiro

Resolution #2023-9
Application # ZB23-2
4-18-2023

BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT
RESOLUTION

WHEREAS, Michael Smeen (hereinafter referred to as "Applicant"), being the owner of premises known as 30 Mill Road, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 1 in Block 1503 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 to allow the construction of a single family home; 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, in addition to the non-conforming nature of the lot the applicant is requesting the following variances.

	Required	Existing	Proposed
Minimum Front Yard Setback	30'	22.1'	26'
Minimum Rear Yard Setback	45'	43.3'	32.3'

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 21, 2023; 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 March 21, 2023, 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 Mill Road in the Borough of Park Ridge, also known and designated at Lot 1 in Block 1503 on the Tax Map of the Borough of Park Ridge, a non-conforming lot containing 13,408 sq. ft. (15,000 sq ft. required) a lot width of 146 feet (100 feet required) and a lot depth of 95.5 feet (150 feet required). The property is currently improved with an existing two-family residential structure.
2. The applicant adduced testimony from his architect, Albert Dattoli, who was qualified and testified as an expert witness.
3. The witness testified that the lot is nonconforming because of insufficient lot area as well as insufficient lot depth. The witness stated that the insufficient lot depth justifies the variances requested for front and rear yard setbacks.
4. The witness stated that the proposal will also eliminate a non-conforming driveway that is partially located on an adjacent lot and will also eliminate an existing, non-conforming two-family home.

5. The witness agreed, on behalf of the applicant, to comply with the letter from the Borough of Park Ridge Water Department. (Attached hereto as Exhibit A) The witness also agreed that the proposal will comply with Borough Ordinance 101-23 regarding the driveway.
6. The BOARD finds that by reason of the size and configuration of the lot, the strict application of the Zoning Ordinance to require a front yard setback of thirty (30') feet and a rear yard setback of forty-five (45') feet for the home 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 construction of the home does not negatively impact the adjacent properties.
8. The BOARD finds and concludes that the benefits from granting of the variance to permit the construction of a single-family home 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 variance from the minimum front yard setback and the minimum rear 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), the BOARD does hereby grant the Applicant's requested variance for an insufficient front and rear yard setback so as to permit the single

family home as depicted on the plans submitted to the Board and as more particularly set forth in this resolution.

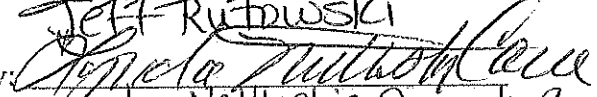
This approval is specifically conditioned upon the applicant complying with the requirements and recommendations contained in the letter from the Borough of Park Ridge Water Department, attached as Exhibit A, as well as complying with Borough Ordinance 101-23.

Ayes: 5

Nays: 0

Dated: April 18, 2023

Introduced by: 
Jeff Rutkowski

Seconded by: 
Lynda Nettleship-Carragher


Approved: 
Frank Pantaleo

EXHIBIT LIST

Application #: ZB-23-2

Applicant: Michael Smeen

Property Address: 30 Mill Road
Block 1503 Lot 1

Application received on January 20, 2023

Denial of Application dated January 11, 2023

Plans by Albert Dattoli dated January 9, 2023

Site Plan and Survey by Lantelme, Kurens and Associates, P.C. dated December 23, 2022.

EXHIBIT A



BOROUGH OF PARK RIDGE WATER DEPARTMENT

53 Park Avenue
Park Ridge, NJ 07656
Tel: 201-391-3533
Fax: 201-476-9294

Christopher O'Leary
General Supervisor

Water and Sewer

coleary@parkridgeboro.com

To: Park Ridge Planning Board
From: Park Ridge Water and Sewer Dept.
Date: 2/27/2023
Re: 30 Mill Road
Block 1503 Lot 1
Borough of Park Ridge

The Water Utility has the following comments on this plan.

- 1) All Water services for the existing buildings must be disconnected at the main prior to demolition.
- 2) All Sewer services for the existing buildings must be disconnected and plugged at the main prior to demolition.
- 3) Please be advised that there is no large diameter water main located in Mill Road. Presently a 1" copper line serves the following homes #21, #22, #26 and #30 Mill Road. Based on the increased square footage of the proposed structure at 30 Mill Road, the existing 1" copper main should be verified and confirmed to be capable of still providing adequate and uninterrupted service to all dwellings on Mill Road.
- 4) The Water Utility Requires a One inch (1") K copper line one piece to be installed from existing 1" water main in Mill Road to Curb Stop and from Curb Stop to proposed new house. Copper terminated with a ball valve inside the wall of the foundation. A pressure reducer is to be installed before the meter and a ball valve will be required on the homeowner's side after the meter. If pex piping to be used, Copper must be continued after the meter to a minimum of 24 inches and must be attached to wall with brass straps before transitioning to PEX.

MLL D 7

- 5) The Sewer Line must meet the Borough code. Sewer service lines are to be 4" from house to main.
The Existing sewer line must be disconnected at curb. If contractor is going to reuse the main connection, They must have it televised and a copy must be provided to the Sewer utility company prior to the new service lateral being attached to it.

- 6) All inspections will be done by the building department plumbing Sub Code Official.

CC: Paul Longo Director of Operations
File