

**BOROUGH OF PARK RIDGE
ZONING BOARD
MAY 18, 2021
VIRTUAL REGULAR MEETING MINUTES**

The Public Meeting of the Zoning Board of the Borough of Park Ridge was held virtually 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:

Mr. Steve Clifford	Absent
Mr. Mike Curran	Present
Ms. Jamie De Martino	Present
Mr. Jake Flaherty	Present
Mr. Frank Pantaleo	Present
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Absent
Mr. Michael Brickman	Absent

Also Present:

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

APPROVAL OF MINUTES

The approved minutes of April 20, 2021 were approved on a motion from Mr. Flaherty, seconded by Dr. Perez, and carried by all members eligible to vote.

RESOLUTIONS

RESOLUTION#2021-9

#ZB 21-05

Kristen & Manoj Abraham

57 2nd Street

Block 808 / Lot 18

Addition

A motion was made by Mr. Curran 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. Jake Flaherty	Yes
Dr. Perez	Yes
Chairman Frank Pantaleo	Yes

RESOLUTION#2021-10

#ZB 21-06

**Susan Fazio
23 Ruth Place
Block 702 / Lot 8
Covered Porch**

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

Mr. Mike Curran	Yes
Mr. Jake Flaherty	Yes
Dr. Perez	Yes
Chairman Frank Pantaleo	Yes

NEW APPLICATIONS

NEW APPLICATION

#ZB21-08

**John Biondo
6 Colebrook Drive
Block 607 / Lot 2
Driveway**

Proof of service is in order.

Mr. Giblin commented that in order for this Board to approve a curb cut, it must first be approved by the Mayor and Council. Mr. Giblin recommend that Mr. Biondo contact the Borough Clerk to get on the next Mayor & Council agenda. This hearing will be rescheduled to the next Zoning Board of Adjustment meeting on June 15, 2021. No further notice shall be required.

NEW APPLICATION

#ZB21-07

**Greg Rosenberg
204 Alberon Drive
Block 601 / Lot 14
Rear Deck**

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

**Greg Rosenberg
204 Alberon Drive
Park Ridge, NJ 07656**

Proof of service is in order.

The applicant is seeking the following variances:

5 ft. variance for a deck.

Mr. Rosen spoke about the application and the addition of a deck to be added to his single-family home.

There is a 50 ft. Borough owned easement right behind Mr. Rosen's property. The home is a split level and the deck will be 38' off grade. Currently there is no deck, but pavers by the garage. Sliding doors will be installed to access the deck. The property has a 6' foot PVC privacy fence.

Mr. Flaherty looks favorable upon this application. Dr. Perez agrees with the location of the proposed deck.

No public members were present.

A Board discussion took place regarding the application for 204 Alberon Drive. It was mentioned that the property location is private.

Mr. Giblin will draft a resolution that will be voted on at the next Board of Adjustment meeting.

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

Mr. Mike Curran	Yes
Ms. Jamie DeMartino	Yes
Mr. Jake Flaherty	Yes
Dr. Gregory Perez	Yes
Mr. Frank Pantaleo	Yes

NEW APPLICATION

#ZB21-12

**Michael & June Franzese
15 Clifford Drive
Block 2206 / Lot 13
Front Portico**

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

Michael Franzese
15 Clifford Drive
Park Ridge, NJ 07656

June Franzese
15 Clifford Drive
Park Ridge, NJ 07656

Architect Joseph Bruno
29 Pascack Road
Park Ridge, NJ 07656

Proof of service is in order.

The applicant is seeking the following variances:

Front yard setback.

Mr. Franzese spoke about how he believes the addition of the front portico will really update the look of the home.

Mr. Bruno explained that when he measured, he went to the face of the column 25.5 ft. vs. 26.2 ft. to the center of the column.

Mr. Bruno shared his plans. The house is currently under construction to add a bedroom above the garage. The current construction is conforming. Mr. Bruno testified that there is no sign of settlement on the current existing platform. The Portico will be open on 3 sides.

There is currently construction on the home next door with the same portico design.

Chairman Pantaleo looks favorable upon this application. Mr. Flaherty sees nothing negative with this application and believes the design fits in with the neighborhood.

No public members were present.

A Board discussion took place regarding the application for 15 Clifford Drive.

Mr. Giblin will draft a resolution that will be voted on at the next Board of Adjustment meeting.

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

Mr. Mike Curran	Yes
Ms. Jamie DeMartino	Yes
Mr. Jake Flaherty	Yes
Dr. Gregory Perez	Yes
Mr. Frank Pantaleo	Yes

BOARD DISCUSSION

No Board discussion took place.

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

Respectfully Submitted,



Tonya Tardibuono

Resolution # 2021-9
Application # ZB21-05
ZB 5-18-21

BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT
RESOLUTION

WHEREAS, Kristen and Manoj Abraham (hereinafter referred to as "Applicant"), being the owner of premises known as 57 Second Street, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 18 in Block 808 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 front yard variance to allow the construction of an addition as well as a variance to permit a six (6') foot high 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 April 20, 2021; 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 April 20, 2021, 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 57 Second Street in the borough of Park Ridge, also known and designated at Lot 18 in Block 808 on the Tax Map of the Borough of Park Ridge, a non-conforming lot containing 13,003 sq. ft. (15,000 sq ft. required) a lot width of 88.3 feet (100 feet required) and a lot depth of 147.29 feet (150 feet required) and is currently improved with an existing single family residential structure.
2. The existing front yard setback is 19.3 feet and the proposal depicts a front yard setback of 19.1 feet to the porch and 19.3 feet to the addition. The Ordinance requires a front yard setback of thirty (30') feet.
3. The Applicant proposes to construct an addition consisting mainly of a second story over the existing house.
4. The Applicant is also proposing to replace an existing four (4") foot high fence (as shown on the survey) with a six (6") foot high fence. A portion of the fence will be located in the front yard setback from Leach Avenue, where the maximum height of a fence is restricted to four (4') feet.
5. The Applicant testified that, although the property is deemed a corner lot, Leach Avenue, is an unimproved roadway, which provided access to only the Applicant's

driveway. In addition, the Applicant testified that the "roadway" is frequently used by members of the public as a walkway.

6. The Applicant testified that the fence is necessary because of the walkway and because of the difference in elevation between the subject premises and the adjoining roadway.
7. As a result of the foregoing, the BOARD finds and concludes that variances are required from the front yard setback requirement as well as the maximum permitted height of a fence in the front yard.
8. The BOARD finds that by reason of the location of the existing house on the lot and the undersized nature of the lot, the strict application of the Zoning Ordinance to require a front yard setback of thirty (30') feet 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).
9. The BOARD further finds that addition in the proposed location will enhance the will enhance the aesthetics of the property and will promote a desirable visual environment. The BOARD finds and concludes that the benefits from the granting of the front yard setback variance for an addition outweigh any detriment pursuant to N.J.S.A. 40:55D-70(c) (2).
10. Moreover, the BOARD finds that the proposed six (6') foot high fence in the front yard (from Leach Avenue) is necessary for reasons of safety and security.

By reason of the foregoing the BOARD finds that a decision to grant the variances from the required front yard setback and maximum permitted height will not result in any

EXHIBIT LIST

Application #: ZB 21-05

Applicant: Kristen and Manoj Abraham

Property Address: 57 Second Street

Block 808 Lot 18

Application received on December 11, 2020

Survey prepared by Azzolina & Feury Engineering, Inc. February 21, 2021

Denial of Application dated February 8, 2021

Plans prepared by Vincent C. Graziano dated February 21, 2021.

substantial detriment to the public good nor will same impair the intent and purpose of the zone plan for 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 from the front yard setback requirements and maximum permitted height of a fence so as to permit the proposed addition in the front yard as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD.

Ayes: 4

Nays: 0

Dated: May 18, 2021

Introduced by: Mike Curran (A)

Seconded by: Gregory Perez (A)
Gregory Perez

Approved: Frank Pantaleo (A)
FRANK pantaleo

Resolution # 2021-10
Application # ZB 21-06
ZB 5-18-21

ZONING BOARD OF ADJUSTMENT RESOLUTION

WHEREAS, SUSAN FAZIO (hereinafter referred to as "Applicant"), being the owner of premises known as 23 Ruth Place, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 8 in Block 702 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 front yard variance and a variance from the maximum permitted building coverage ordinances to allow the construction of a covered front porch; 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 April 20, 2021; 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 April 20, 2021, 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 23 Ruth Place in the Borough of Park Ridge, also known and designated as Lot 8 in Block 702 on the Tax Map of the Borough of Park Ridge, a non-conforming lot containing 10,000 sq. ft. (10,000 square feet required) with a lot width of 100 feet (85 feet required) and a lot depth of 100 feet (120 feet required) and currently improved with an existing single family residential structure.

2. The existing house is set back 26.8 feet from the front lot line (25 feet required).

3. The Applicant proposes to build a covered front porch which will encroach six (6') feet into the required front yard setback and will exceed the maximum permitted building coverage of twenty (20%) percent by 3.4 percent.

4. The Applicant further testified that there are other homes in the area that have similar porches, and that it will enhance the home both functionally and aesthetically.

5. The Applicant testified that she was proposing a front porch that is six (6') feet wide because it is the smallest size porch that will be functional.

6. The Applicant also testified that the porch will be covered by a roof.

7. The BOARD finds that by reason of the location of the existing house on the lot and the undersized lot area and depth, the strict application of the Zoning Ordinance to require a front yard setback of twenty five (25') feet 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).

8. The BOARD further finds that construction of the covered front porch 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 front yard setback variance as well as the variance for maximum building coverage for the proposed front porch and new steps outweigh any detriment pursuant to N.J.S.A. 40:55D-70 (c) (2).

9. Moreover, the BOARD finds that:

- (a) the proposed covered front porch is open and does not impede the free passage of light and air,
- (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 front 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 from the front yard setback and maximum building coverage requirements so as to permit the covered front porch, as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD.

Ayes: 4

Nays: 0

Dated: May 18, 2021

Introduced by: Gregory Perez (H)
Seconded by: Gregory Perez
Jake Flaherty (H)
Approved: Jake Flaherty (H)
Frank Pantaleo (H)
Frank Pantaleo

EXHIBIT LIST
BOROUGH OF PARK RIDGE ZONING BOARD

APPLICANT: ZB 21-06
ADDRESS: 23 Ruth Place
BLOCK: 702 LOT 8
ZONE: R-10

EXHIBIT:	ITEM NO.	DATE:
Application	1	2/24/2021
Denial of Application	2	1/25/2021
Site Plan (dated 11/10/20)	3	2/24/2021