

**BOROUGH OF PARK RIDGE  
ZONING BOARD  
APRIL 16, 2019  
REGULAR MEETING MINUTES**

The Public Meeting of the Zoning Board of the Borough of Park Ridge was held at Borough Hall on the above date.

Chairman Flaherty stated that the meeting was being held in accordance with the Open Public Meetings Act.

Mr. Flaherty asked everyone to stand and recite the Pledge of Allegiance.

**Roll Call:**

Chairman Jake Flaherty	Present
Vice Chairman Frank Pantaleo	Present
Mr. Mike Curran	Absent
Mr. Gary Ingala	Absent
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Absent
Mr. William Walker	Present
Mr. Steve Clifford	Present

**Also Present:**

Mr. William Rupp	Present
Ms. Tonya Tardibuono	Present

**Continued Application**

#ZBA 19-02  
Park Ridge Diner Corporation  
125 Kinderkamack Road  
127 Park Avenue  
B1  
Block 1805 / Lot 8 & 9  
Site Plan / Use Variance / Shared Parking

Mr. Rupp made an announcement that this application will be carried to the May 21, 2019 meeting. The applicant agreed to consent to an extension of time to May 21, 2019. No additional notice will be required.

**Continued Application**

#ZBA 18-10  
Hornrock Properties  
1 Sony Drive  
Block 301 / Lot 1  
ORL  
Site Plan / Use Variance / Parking Variance

Attorney Brooke Kaplan of Day Pitney LLP was present as the attorney for the applicant. The applicant is Hornrock Properties MPR, LLC.

Mr. Rupp made an announcement that this application will be carried to May 21, 2019 meeting. The applicant agreed to consent to an extension of time to May 22, 2019. No additional notice will be required.

New Application

#ZBA 19-01

Dena & David Fasola

148 Sibbald Drive

Block 2102/ Lot 4

R-15

House Addition

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

David Fasola

148 Sibbald Drive

Park Ridge, NJ 07656

Proof of service is in order.

The applicant is seeking a variance for rear yard setback.

Mr. Fasola commented that unfortunately his wife could not attend the meeting this evening because she had emergency surgery yesterday. Mr. Fasola went on to say that they have lived in the home for 10 years, and love the neighborhood.

Mr. Fasola spoke about the application. Currently there is a screened in porch they use as a three season room. The addition would go onto the back of the house. They need a variance for a rear yard setback - 45 feet is required, 37.9 feet is proposed, a variance for 7.1 feet is requested.

Mr. Clifford asked if any other changes to the house were going to be made. Mr. Fasola commented that they will be expanding the garage on the other side of the house as well.

Chairman Flaherty asked the applicant if they put any thought into installing the fireplace elsewhere in the home. Mr. Fasola replied that his wife really wanted the fireplace in that location. Mr. Pantaleo asked if they have thought of a direct vent fireplace. Mr. Fasola commented that they already have an existing gas line in that location.

Mr. Rupp commented that the attached garage counts in the FAR and he doesn't believe that the plans included the garage in the FAR. Mr. Rupp went over the calculations and confirmed that the plans were incorrect. The applicant will not need a variance for FAR, but they applicant does need a variance for gross floor area - They have 4,455.37 square feet, 4,250 square feet is required, a variance for 205 square feet is requested.

Mr. Rupp spoke about the application. He commented that the lot is already non-conforming in lot depth.

There being no members of the public wishing to speak, the hearing was closed and the Board will discuss this application.

Mr. Pantaleo pointed out to the applicant after you get approval, you can always build the garage smaller, not larger.

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

Mr. Pantaleo	Yes
Dr. Perez	Yes
Mr. Walker	Yes
Mr. Clifford	Yes
Chairman Flaherty	Yes

#### Approval of Minutes

The minutes of March 19, 2019 were approved on a motion from Mr. Walker, seconded by Mr. Pantaleo, and carried by all members.

#### Board Discussion

A Board discussion was had pertaining to the 2018 end of year Zoning Board of Adjustment report. It will be recommended to the Mayor and Council that no zoning ordinance changes be made.

It was decided that the Board agenda for the May meeting will go as follows:

Park Ridge Diner Corporation  
30 Ridge Avenue  
Hornrock Properties

It was decided that 2 Saddle Ridge Lane will be placed on the Board agenda for the June meeting.

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

Respectfully Submitted,



Tonya Tardibuono

## 2018 End of Year Zoning Board of Adjustment Report

### ZBA 18-01

Roy & Kimberly Gurrieri  
18 Third Street  
Block 808, Lot 8  
Zone: R-20  
Application: Two story addition  
Relief Sought: Building coverage, side yard setback, building width  
Decision: Approved

### ZBA 18-02

Michael Reen  
30 Ridge Ave  
Block 1104, Lot 14  
Zone: R-15  
Application: One story addition  
Relief Sought: Side yard setback  
Decision: Approved

### ZBA 18-03

Mike & Erin Curran  
65 N. Maple Avenue  
Block 1507, Lot 6  
Zone: R-10  
Application: Fence Height  
Relief Sought: 6 foot fence front yard  
Decision: Approved

### ZBA 18-04

Salvatore Pulvirenti  
160 Mountain Avenue  
Block 701, Lot 20  
Zone: R-15  
Application: Inground Pool  
Relief Sought: Pool setback, patio setback  
Decision: Approved

### ZBA 18-05

Grzegorz Steckiewicz  
56 Ridge Avenue  
Block 1104, Lot 5  
Zone: R-15  
Application: Two car garage  
Relief Sought: Building coverage, side yard set-back, rear yard set-back, front yard set-back  
Decision: Approved

**ZBA 18-06**

Jason Destro  
30 Henry Avenue  
Block 2205, Lot 8  
Zone: R-15  
Application: Second story addition & second story deck  
Relief Sought: Rear yard setback, FAR  
Decision: Approved

**ZBA 18-07**

Helyn Beer  
72 Fremont Avenue  
Block 1308, Lot 7  
Zone: R-15  
Application: First floor addition & porch  
Relief Sought: Rear yard setback  
Decision: Approved

**ZBA 18-08**

Debra Kumiega  
70 Rivervale Road  
Block 1918, Lot 3  
Zone: R-10  
Application: Patio  
Relief Sought: Impervious coverage, driveway width  
Decision: Approved

**ZBA 18-09**

Dena & David Fasola  
148 Sibbald Drive  
Block 2102, Lot 4  
Zone: R-15  
Application: X  
Relief Sought: X  
Decision: Applicant coming to board in 2019. Application # to be renumbered.

**ZBA 18-10**

Hornrock Properties  
1 Sony Drive  
Block 301, Lot 1  
Zone: ORL  
Application: Multi-family housing  
Relief Sought: Site plan, use variance, parking variance  
Decision: Hearing scheduled