

**BOROUGH OF PARK RIDGE
ZONING BOARD
MAY 21, 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	Present
Mr. Gary Ingala	Present
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Present
Mr. William Walker	Present
Mr. Steve Clifford	Absent

Also Present:

Board Attorney - Mr. William Rupp	Present
Board Secretary - Ms. Tonya Tardibuono	Present
Board Engineer - Mr. Daniel Lee	Present
Board Planner - Allison Fahey	Present

CONTINUED APPLICATION

#ZBA 18-10

Hornrock Properties

1 Sony Drive

Block 301 / Lot 1

ORL

Site Plan / Use Variance / Parking Variance

Attorney Peter Wolfson 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 June 18, 2019 meeting. The applicant agreed to consent to an extension of time to June 19, 2019. No additional notice will be required.

APPROVAL OF MINUTES

The minutes of April 16, 2019 were approved on a motion from Mr. Pantaleo seconded by Dr. Perez, and carried by all members eligible to vote.

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

Attorney Robert Mancinelli of Meyerson, Fox, Mancinelli & Conte was present as the attorney for the applicant. The applicant is Park Ridge Diner Corp.

The applicants Engineer, Richard Eichenlaub of R.L. Engineering, INC in Park Ridge, New Jersey was present and was previously sworn in.

Mr. Mancinelli commented that a copy of the application has been sent to the Bergen County Planning Board.

Mr. Eichenlaub went over Mr. Lee's Engineer report dated May 15, 2019. They went over the following items:

Cross Easement

County Planning Board

Storm Water Operations & Maintenance

Soil Moving

Soil Evaluation Report

Landscaping

Snow Storage

Curbing

Plant list

Lighting

A discussion was had pertaining to designating specific parking spaces for Krauser's and the signage that would be required.

Mr. Lee questioned the parking space sizes on the plans. Mr. Eichenlaub believes there was a mistake on the plans.

Ms. Fahey asked about snow removal. Mr. Eichenlaub pointed out on the grass area between the sidewalk and the parking lot on the plans. She asked if they would be opposed to removing snow off the premises completely. Mr. Eichenlaub replied he would have to speak to his client.

Mr. Lee commented that parking was originally identified as a whole, but should be broken down by lot. Existing spaces: 63

No members of the public had questions for Mr. Eichenlaub.

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

Mike Meidanis
7 Williams Crest
Park Ridge, NJ 07656

Mr. Meidanis is the co-owner of EG&M Realty. Both buildings 125 Kinderkamack Road is The Park Ridge Diner and 127 Park Avenue is Krauser's are owned by EG&M Realty. The diner was built in the 1950's. The Meidanis family purchased the diner in 1972.

Mr. Meidanis stated that the diner is open from 6:00 a.m. – 2:00 a.m. during the week and 24 hours a day on weekends. There is three employee shifts breakfast, lunch and dinner. During the week day shifts he has 5-6 employees and on weekends 8-10. Parking is not needed for all employees as many of them take public transportation.

Mr. Mancinelli asked Mr. Meidanis why he is looking to do an expansion. Mr. Meidanis replied he is looking to improve the inside, outside, make the kitchen bigger and better, make a better handicap bathroom and install an emergency door. Mr. Meidanis also believes that the new design of the parking land flow of the parking lot is much better. Mr. Meidanis also commented that in 1994 they removed the snow off site and they will do it again if necessary.

Chairman Flaherty asked with the expansion will you have more employees. Mr. Meidanis replied I don't think so as we are redesigning to make the inside more efficient, not to add many more tables and chairs.

The applicants Planner, Brigitte Bogart of Brigitte Bogart Planning and Design Professionals located in Ramsey was sworn in by Attorney Rupp. Ms. Bogart gave her educational and employment history to the members of the board and was accepted as an expert witness. Ms. Bogart worked as the Borough Planner for the Borough of Park Ridge for 18 years. Her license is current in the state of New Jersey.

Ms. Bogart is very familiar with town, the area and the diner. A couple of year ago the town amended the ordinance to allow restaurants in the district, but the diner does not meet all of the conditions but that was the goal of the ordinance to encourage and enhance existing businesses. Ms. Bogart also commented that shared parking is encouraged. Ms. Bogart spoke about the previous applications the diner had before the zoning board. Ms. Bogart believes that there is no detriment to granting the variances as this application is only improving the site. Ms. Bogart stated there is no negative impact to the public good and she believes the site is appropriate for the submitted application.

Ms. Bogart went over the Burgis Associates Planning report dated March 28, 2019.

Chairman Flaherty asked if you can make a left out of the Kinderkamack Road exit. Mr. Mancinelli replied no. That is a county decision.

No members of the public had questions for Ms. Bogart.

Ms. Bogart went over the positive and negative criteria.

Mr. Mancinelli went over the requested waivers and variances. They are as follows:

A D3 conditional use variance
Maximum building width
Variance for impervious coverage
Parking variance
Parking Set Back
Front Yard
Landscape Requirements
Buffer area

Mr. Perez asked Ms. Bogart if she sees any detriment to the operations of Krauser's. Ms. Bogart replied no.

Mr. Flaherty asked about the flow of traffic. Mr. Eichenlaub went over the traffic flow.

Mr. Rutowski asked about the Krauser's delivery. Mr. Meidanis answered.

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

**#ZBA 19-03
Carole & Michael Reen
30 Ridge Ave
Block 1104 / Lot 14
R-15
Residential Home Addition**

A board discussion took place regarding the application for 30 Ridge Ave.

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

Mr. Curran	Yes
Mr. Ingala	Yes
Mr. Pantaleo	Yes
Dr. Perez	Yes
Mr. Rutowski	Yes

Mr. Walker Yes
Chairman Flaherty Yes

#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

A board discussion took place regarding the application for 125 Kinderkamack Road. The Board instructed Mr. Rupp to draw up a resolution that can be voted on at the next meeting

Board Discussion

A Board discussion was had pertaining to the applications that need to be scheduled.

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

2 Saddle Ridge Lane

3 Mountain Avenue

87 Lafayette Avenue

Hornrock Properties

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

87 Louville Avenue

The meeting was adjourned on a motion from Mr. Pantaleo, seconded by Mr. Curran, and carried by all.

Respectfully Submitted,



Tonya Tardibuono