

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

**Also Present:**

Board Attorney - Mr. William Rupp	Present
Board Secretary - Ms. Tonya Tardibuono	Present
Board Engineer / Neglia - Mr. Dan Lee	Present
Board Planner / Burgis Associates - Mr. Tom Behrens	Present

**CONTINUED APPLICATION**

**#ZBA 18-10**

**Hornrock Properties**

**1 Sony Drive**

**Block 301 / Lot 1**

**ORL**

**Site Plan / Use Variance / Parking Variance**

Court Reporter was present.

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 the September 17, 2019 meeting. The applicant agreed to consent to an extension of time. No additional notice will be required.

Ms. Kaplan asked when the reviews will be provided from our professionals. Mr. Rupp replied that we have just received our third revision of plans. At this time \$8880 is due to the Borough for past reviews as well as additional funds to replenish the escrow. Mr. Rupp stated that the timing of the reviews is dependent on the replenishment of escrow and payment of outstanding bills.

**NEW APPLICATION**

**#ZBA 19-07**

**Matthew & Kristen McLaughlin**

**87 Lafayette Avenue**

**Block 1001 / Block 11**

**Home Addition**

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

Kristen McLaughlin  
87 Lafayette Ave  
Park Ridge, NJ 07656

Matthew McLaughlin  
87 Lafayette Ave  
Park Ridge, NJ 07656

Proof of service is in order.

The applicant proposes to add a one story addition, with basement, a covered porch to the rear and side steps to the existing structure.

The applicant is seeking variances for front yard setback and side yard setback

The applicants presented a poster board of 9 photos showing the existing conditions of the home.

Mr. McLaughlin spoke about the application. He stated that the home was built in the 30's and they tried to keep the changes to fit the original style of the home.

Mr. Walker asked about the grading of the property. Mr. McLaughlin replied how they would address the grading issues and commented that they would be installing a seepage pit on the property.

Chairman Flaherty asked if it would be possible to add the addition to another part of the home. Ms. McLaughlin pointed out on the pictures why that was not possible. Mr. Pantaleo commented that anything that is added onto the home would require a variance.

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

**NEW APPLICATION**

**#ZBA 19-05**

**Blue Hill Estates  
87 Louville Ave  
Block 712 / Block 5 & 6  
2 Family Home**

Attorney Robert Mancinelli of Meyerson Fox Mancinelli & Conte was present as the attorney for the applicant. The applicant is Blue Hill Estates, Inc. and Walter Janovic. Mr. Mancinelli asked that this application hearing be carried to the September 17, 2019 meeting. The applicant agreed to consent to an extension of time. No additional notice will be required.

Mr. Rupp announced that he knows Mr. Janovic personally, explained how he knows him, and commented that he doesn't believe that to be a conflict in this case. Mr. Mancinelli agreed.

**NEW APPLICATION**

**#ZBA 19-07**

**Matthew & Kristen McLaughlin  
87 Lafayette Avenue  
Block 1001 / Block 11  
Home Addition**

A board discussion took place regarding the application for 87 Lafayette Avenue.

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

Mr. Curran	Yes
Mr. Ingala	Yes
Mr. Pantaleo	Yes
Dr. Perez	Yes
Mr. Walker	Yes
Chairman Flaherty	Yes

**RESOLUTION**

**#ZBA 19-04**

**Tod Christie  
2 Saddle Ridge Lane  
Block 2410 / Lot 6  
Enclose Porch, New Deck & New Patio**

A motion was made by Mr. Ingala to approve the resolution, seconded by Mr. Curran, and carried by a roll call vote as follows:

Mr. Curran	Yes
Mr. Ingala	Yes
Mr. Pantaleo	Yes
Mr. Walker	Yes
Chairman Flaherty	Yes

**RESOLUTION**

#ZBA 19-06

David Grand

3 Mountain Avenue

Block 1110 / Lot 5

Close In Breezeway

A motion was made by Mr. Pantaleo to approve the resolution, seconded by Mr. Walker, and carried by a roll call vote as follows:

Mr. Curran	Yes
Mr. Ingala	Yes
Mr. Pantaleo	Yes
Mr. Walker	Yes
Chairman Flaherty	Yes

**APPROVAL OF MINUTES**

The minutes of June 18, 2019 were approved on a motion from Mr. Pantaleo seconded by Mr. Ingala and carried by all members eligible to vote.

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

Respectfully Submitted,



Tonya Tardibuono