

**BOROUGH OF PARK RIDGE
ZONING BOARD
OCTOBER 15, 2019
8:00PM
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.

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

Vice Chairman Pantaleo asked everyone to stand and recite the Pledge of Allegiance.

Roll Call:

Chairman Jake Flaherty	Absent
Vice Chairman Frank Pantaleo	Present
Mr. Mike Curran	Present
Mr. Gary Ingala	Left at 8:20 p.m.
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Present
Mr. William Walker	Present
Mr. Steve Clifford	Present

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. Joseph Burgis	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 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 the November 26, 2019 meeting. The applicant agreed to consent to an extension of time. No additional notice will be required.

APPROVAL OF MINUTES

The minutes of September 17, 2019 were approved on a motion from Mr. Rutowski, seconded by Mr. Walker, and carried by all members eligible to vote.

CONTINUED APPLICATION

#ZBA 19-05

Blue Hill Estates

87 Louville Ave

Block 712 / Block 5 & 6

R-10

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. & Walter & Raymond Janovic.

The applicants Architect, Joseph Bruno of Park Ridge, New Jersey was previously sworn in by Attorney Rupp.

The following Exhibit was marked

- Exhibit A-5 = Joseph J. Bruno Architect – Plans dated 3/24/19, revised 10/1/19.

Mr. Bruno stated that they have eliminated 5 of the previous requested variances. He then went over the changes in the revised plans.

The proposed building coverage was 20.61%, it is now 18.86%. The distance from the deck to the house was 6 feet and is now 12 ½ feet. The proposed impervious coverage was 38.55%, and is now 34.45%. The air conditioner units were moved to the other side of the house. Stairs were added to the deck.

A discussion took place pertaining to the placement of the driveway.

The rear yard setback variance and use variance are still required.

Dr. Perez asked if the roof lines on the garage have been changed. Mr. Bruno replied yes, and explained the changes made to the garage. The proposed size of the garage is 14 x 21.

Mr. Ingala needed to leave the meeting at 8:20 p.m.

Vice Chairman Pantaleo asked if any of the public had questions of Mr. Bruno. There were no questions or comments.

The applicants Planner, Brigitte Bogart of Brigitte Bogart Planning and Design Professionals located in Ramsey was previously sworn in by Attorney Rupp.

The following Exhibits were marked

- Exhibit A-6 = List of two family homes located in Park Ridge.
- Exhibit A-7 = List of two Family dwellings overlaid on The Park Ridge zoning map.
- Exhibit A-8 = List of two Family homes located in the R-10 Zone

Ms. Bogart explained how she obtained the information for the above exhibits.

Mr. Mancinelli commented that this applicant has a unique situation. There are two one family homes on the same lot. They have also reduced the non-conforming building coverage.

Mr. Burgis had a conversation with Ms. Bogart regarding 2 two family homes. Mr. Burgis asked the square footage of the existing homes. Ms. Bogart replied that according to the tax records one home is 710 square feet and the other home is 632 square feet, although she said the home that is 710 square feet is a two story home and she doesn't believe the square footage measurements includes the upstairs. Mr. Burgis asked what the proposed square footage of the new home is. Ms. Bogart replied 2,516 square feet.

Mr. Lee had no questions.

Mr. Rupp asked where the square footage calculation of 1,828 came from. Mr. Bruno replied that he measured the footprint of each building and the second story.

Mr. Rupp commented that this application is enlarging the non-conforming use.

Vice Chairman Pantaleo asked if any of the public had questions of Ms. Bogart. There were no questions or comments.

Mr. Burgis commented that the Board should be evaluating if a two family home on the site is consistent with the Master Plan of Park Ridge.

Mr. Rupp asked if this site is suitable for a one family home. Mr. Burgis commented that this is an undersized lot for a one family home.

Mr. Mancinelli had a discussion with Mr. Burgis pertaining to the FAR allowed on this property.

Mr. Lee commented that his concerns were addressed during testimony.

Vice Chairman Pantaleo asked if any of the public had questions of Mr. Burgis or Mr. Lee. There were no questions or comments.

Vice Chairman Pantaleo asked if there was any persons in the room that wish to speak on this application.

Mr. Robert Brennan – 93 Louville Avenue, Park Ridge.

Mr. Brennan stated that the second dwelling was a garage. Mr. Mancinelli commented this is all hearsay. Mr. Rupp stated he is allowed to speak on behalf of this application. Mr. Brennan said an older man Ted lived on the property. He converted his garage into a home because he was embarrassed that his daughter had to live in a home that was in such disrepair. For over seventeen years, one of

the dwellings was vacant. Vice Chairman Pantaleo asked how many years he has lived on Louville Avenue. Mr. Brennan replied for 26 years I have lived three houses north of the applicant's property. He knows that Ted build a fence around the property to hide the houses because he was embarrassed by their disrepair. Mr. Brennan said the home is in a single family R-10 Zone and he just doesn't see the benefit of a two family. He believes there should be a single family home on this property.

Mr. Will Fenwick – 5 Mae Court, Park Ridge.

Mr. Fenwick asked if this would be considered a conforming or a non-conforming lot. Mr. Rupp replied non-conforming two single family homes on one lot.

This application will be continued at the next Park Ridge Zoning Board of Adjust meeting on November 26, 2019. No additional notice will be required.

BOARD DISCUSSION

No Board discussion took place

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

Respectfully Submitted,



Tonya Tardibuono