

**BOROUGH OF PARK RIDGE
ZONING BOARD
MARCH 16, 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	Absent
Mr. Jeff Rutowski	Absent
Mr. Michael Brickman	Present

Also Present:

Mr. Brian Giblin - Attorney	Present
Ms. Tonya Tardibuono - Secretary	Present
Mr. Gregory Polyniak - Engineer	Present
Mr. Nicholas Dickerson - Planner	Present

APPROVAL OF MINUTES

The minutes of February 16, 2021 were approved on a motion from Mr. Flaherty, seconded by Mr. Curran, and carried by all members eligible to vote.

RESOLUTION

Resolution #2021-6
#ZB 21-01
Alfred-Louis Sanzari
41 Randolph Street
Block 1102 / Lot 7
Enclosed Porch

A motion was made by Mr. Curran 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
Mr. Michael Brickman	Yes
Chairman Frank Pantaleo	Yes

NEW APPLICAITONS

New Application

#ZB 21-03

John Peles

33 Second Street

Block 808 / Lot 22

Inground Pool

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

John Peles

33 Second Street

Park Ridge, NJ 07656

Proof of service is in order.

Mr. Peles spoke about his proposed application. He is proposing a new inground pool and a replacement deck. The new deck would be replacing the existing deck that was built with the house. Mr. Peles spoke about how he originally wanted a 16 x 34 ft. pool, but due to his undersized lot, he decided on the 10 x 22 ft. instead.

The home is located in the R-15 Zone. The lot is 9,995 square feet, where 15,000 square feet is required in this zone.

The applicant is seeking the following variances:

Impervious Coverage

Required – 35 Ft.

Existing – 30.2 Ft.

Proposed – 39.1 Ft.

Setback Pool

Required – 20 Ft.

Existing – N/A

Proposed – 16 (Rear)

ENC - Minimum Lot Area

ENC - Minimum Lot Depth

Mr. Polyniak went over his submitted letter dated February 12, 2021 (attached). Mr. Polyniak spoke about the remaining items that still need to be submitted. Mr. Peles said he is aware of the outstanding information requested and those items will be addressed.

Mr. Dickerson went over his submitted letter dated February 9, 2021 (attached). He went over the required variances and spoke about how this lot is an undersized lot.

Mr. Peles commented that the pool will have a depth of 5 ½ ft and the distance to the house will be 14.3 ft. Mr. Peles submitted a conceptual plan showing what trees are existing and what trees will be replaced.

Mr. Flaherty asked about the fencing covering the pool equipment and if it would be possible to make the pool smaller. Mr. Peles said that wouldn't be possible and he already went significantly smaller from the original proposed 16 x 34 ft. pool. Mr. Peles agreed to create a landscape buffer if needed or install adequate fencing to cover the pool equipment.

A discussion was had pertaining to the surrounding yards. Mr. Curran asked if any of the neighbors had pools. Mr. Peles commented, that there was one neighbor. Privacy screening was recommended for the applicant for their benefit and for their neighbors' benefits.

Ms. DeMartino asked if there is any reason to be concerned with the impervious coverage. Mr. Polyniak replied their stormwater management system will have to be sized to address any stormwater concerns.

Mr. Curran asked if you can install the pool equipment under the deck. Mr. Peles replied there is a chimney under the deck, but if possible, he will move the pool equipment under the deck.

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

Mr. Flaherty commented that he thinks due to the undersized lot he supports the application. He did mention that he believes the equipment should be moved or an adequate screen should be provided.

Ms. DeMartino commented that she just wants to be sure the applicant follows the guidelines of the professionals regarding stormwater management. Mr. Giblin commented that stormwater approval be subject to the Borough Engineer.

The hearing was closed and the Board will discuss the application.

New Application

#ZB 21-04

Michael Korik

231 Vittorio Court

Block 2502 / Lot 8

Front Porch

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

Michael Korik

231 Vittorio Court

Park Ridge, NJ 07656

Proof of service is in order.

Mr. Korik spoke about his proposed application. He is proposing an addition onto their front porch. Mr. Korik commented that his home is just a box and he believes

the addition of the front porch will give his home more curb appeal. Mr. Korik commented they will also be installing new siding on the home.

Chairman Pantaleo asked what the depth of the porch will be. Mr. Korik replied that from the house to the end of the porch it will be 8 ft. Mr. Korik also commented that the gable will not extend beyond the front porch.

Chairman Pantaleo asked if the rest of the property was fenced in. Mr. Korik replied yes.

Mr. Flaherty said he has no comments as he believes this application was presented well.

Mr. Curran asked about the step configurations. Mr. Korik went over the configurations.

Chairman Pantaleo commented that he noticed some nearby neighbors have the same porch constructed on their home.

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

The hearing was closed and the Board will discuss the application.

New Application – Discussion & Vote

#ZB 21-03

John Peles

33 Second Street

Block 808 / Lot 22

Inground Pool

A Board discussion took place regarding the application for 33 Second Street.

Mr. Flaherty asked how the Board wanted to deal with the pool equipment issue. Chairman Pantaleo commented that the pool equipment should not be seen from the road and the applicant will need to properly fence the equipment or move the equipment to another location.

Mr. Brickman asked how much noise the equipment will make. Mr. Brickman was told if the equipment was screened properly the noise shouldn't be an issue. Mr. Peles said he will try and move the equipment under the deck.

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

Mr. Mike Curran	Yes
Ms. Jamie De Martino	Yes
Mr. Jake Flaherty	Yes
Mr. Michael Brickman	Yes
Mr. Frank Pantaleo	Yes

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

New Application – Discussion & Vote

#ZB 21-04

Michael Korik

231 Vittorio Court

Block 2502 / Lot 8

Front Porch

A Board discussion took place regarding the application for 231 Vittorio Court.

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

Mr. Mike Curran	Yes
Ms. Jamie De Martino	Yes
Mr. Jake Flaherty	Yes
Mr. Michael Brickman	Yes
Mr. Frank Pantaleo	Yes

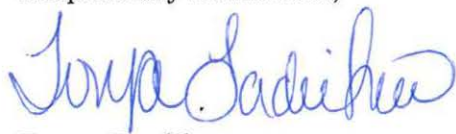
Mr. Giblin will draft a resolution that will be voted on at the next Board of Adjustment meeting.

BOARD DISCUSSION

Ms. Tardibuono spoke about some upcoming applications on the April 2021 agenda.

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

Respectfully Submitted,



Tonya Tardibuono

Resolution #2021-6
Application #ZB21-01
ZB 3-16-2021

BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT
RESOLUTION

WHEREAS, Alfred-Louis B. Sanzari (hereinafter referred to as "Applicant"), being the owner of premises known as 41 Randolph Street, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 7 in Block 1102 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 rear yard variance to allow the construction of a deck and screened in 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 February 16, 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 February 16, 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 41 Randolph Street in the borough of Park Ridge, also known and designated at Lot 7 in Block 1102 on the Tax Map of the Borough of Park Ridge, a non-conforming lot containing 10,000 sq. ft. (10,000 sq ft. required) a lot width of 100 feet (80 feet required) and a lot depth of 100 feet (120 feet required) and is currently improved with an existing single family residential structure.
2. The existing rear yard setback is 24.9 feet to the deck and 28.9 feet to the porch, whereas the required minimum rear yard setback is 35 feet.
3. The applicant proposes to rebuild the deck and screened in porch in their existing locations, resulting in a variance of 10.1 feet for the deck and 6.1 feet for the screened in porch.
4. As a result of the foregoing, the BOARD finds and concludes that variances are required from the rear yard setback requirements.
5. The BOARD finds that by reason of the location of the existing house on the lot and the undersized lot depth, the strict application of the Zoning Ordinance to require a rear yard setback of 35 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).

6. The BOARD further finds that construction of the deck and screened in porch in the existing location will enhance the public safety by bringing those structures into construction code compliance. In addition, the BOARD finds that the construction of the deck and screened in 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 rear yard setback variance for the deck and screened in porch outweigh any detriment pursuant to N.J.S.A.40:55D-70(c) (2).

7. Moreover, the BOARD finds that:

- (a) The Board finds that the existing deck and porch in the rear yard are potentially dangerous and in need of repair or replacement;
- (b) The house will be in keeping with the scale of the neighborhood; and
- (c) The proposed improvements are aesthetically pleasing and further the purposes of zoning.

By reason of the foregoing the BOARD finds that a decision to grant the variances from the required rear 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 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 and rear yard setback requirements so as to permit the proposed deck and screened in porch in the rear yard as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD.

BE IT FURTHER RESOLVED that the relief granted herein is conditioned upon the applicant submitting documentation which substantiates that all coverages, such as floor area ratio, are within the limits allowed by the zoning ordinance.

Ayes: 4

Nays: 0

Dated: March 16, 2021

Introduced by: Mike Curran @

Seconded by: Mike Curran
Jack Flaherty @

Approved: Jack Flaherty
Frank Pantaleo @
Frank Pantaleo

EXHIBIT LIST

Application #: ZB 21-01

Applicant: Alfred -Louis B. Sanzari

Property Address: 41 Randolph Street

Block 1102 Lot 7

Application received on December 11, 2020

Survey prepared by Butler Surveying

Denial of Application dated November 24, 2020

Plans prepared by Del Nobile Design dated November 13, 2020



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Corporate Headquarters
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February 9, 2021

VIA EMAIL & US MAIL

Tonya Tardibuono, Zoning Board Secretary
Borough of Park Ridge
53 Park Avenue
Park Ridge, NJ 07656

Re: John & Viola Peles
33 Second Street
Block 808, Lot 22
Review Letter #1
MC Project No. PRZ-005

Dear Ms. Tardibuono:

The Applicant, John and Viola Peles, seeks approval to construct an inground pool and pool patio. This project would also include the removal and replacement of the existing deck. The Application requires multiple "C" variances, which are described in this report.

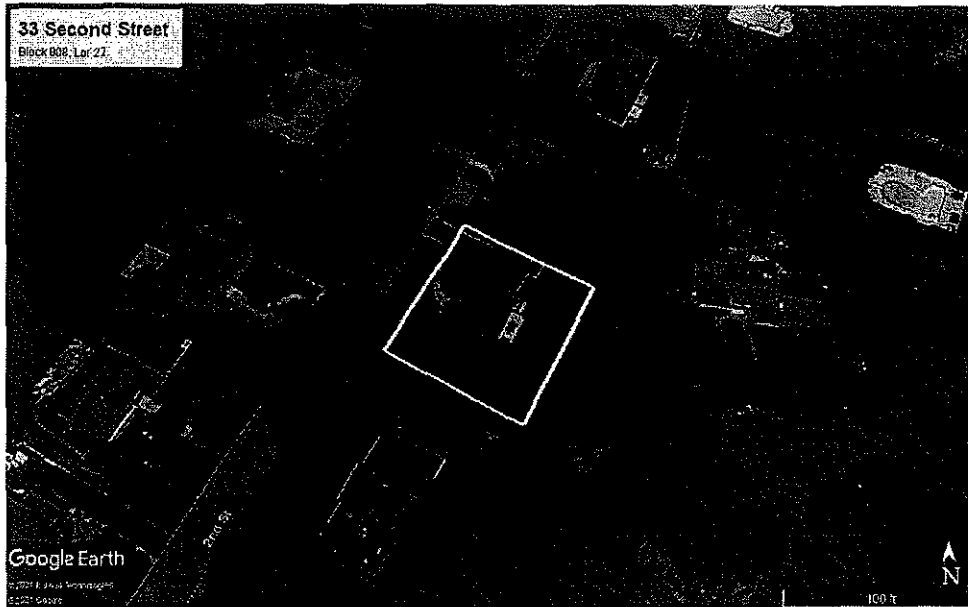
The following documents, which were submitted in support of the Application, have been reviewed:

1. Plan entitled "Pool Site Plan for John Peles," prepared by Christopher Lantelme, PE & LS of Lantelme, Kurens & Associates, PC, dated November 12, 2020, revised through December 15, 2020, consisting of 1 sheet.
2. Application Materials:
 - a. Application, dated January 13, 2021
 - b. Zoning permit denial letter, dated December 18, 2020
 - c. Property survey, prepared by Christopher J. Lantelme, PE & LS, dated August 31, 2020

A. Existing Zoning and Surrounding Land Use

The subject property is located along Second Street in the R-15 One-Family Residential Zone. The property is adjacent to similar single-family dwellings in the area. The property abuts the R-20 zone to the east, and opposite Second Street to the west.

See the Google Earth image below for the general location of the site.



Yard and bulk requirements for the R-15 Zone are as follows:

BULK REQUIREMENTS – R-15 ZONE DISTRICT				
	Required	Existing	Proposed	Variances
Minimum Lot Area (sq. ft.)	15,000	9,995	9,995	ENC
Minimum Lot Width (ft)	100	100	100	
Minimum Street Frontage (ft)	75	100	100	
Minimum Lot Depth (ft)	150	100	100	ENC
Minimum Front Yard Setback (ft)	30	31.1	31.1	
Minimum Side Yard Setback-Each (ft)	18	31.8 & 21.1	31.8 & 21.1	
Maximum Dwelling Width (% lot width)	65% (65 ft)	46.3 ft	46.3 ft	
Minimum Rear Yard Setback (ft)	45	***	***	ENC/V
Maximum Building Height (ft)	32	2 stories*	2 stories*	
Maximum Building Coverage (percent)	20	13.3	13.3	
Maximum Impervious Coverage (percent)	35	30.2	39.1	V
Maximum Floor Area Ratio	25%	**	**	
Maximum Gross Floor Area (sq. ft.)	4,250	**	**	
Setbacks—Decks (ft)	20	30	20.5	
Setbacks—Pool Equipment (ft)	15	n/a	***	
Setbacks—Pools (ft)	20	n/a	16 (rear)	V
Setbacks—Paved Surfaces Around Pool (ft)	15	n/a	15 (rear) 16 (side)	
Pool to Rear/Side Wall of Main Building (ft)	Max. pool depth	n/a	***	
Maximum Fence Height-Outside Front (ft)	6	n/a	***	
*Height in feet not provided		***Data not provided; Applicant shall provide		
**Data for principal structure not provided				



B. Variances

The Application requires the following “C” variances:

1. Schedule IV-2—Maximum impervious coverage of 35 percent is permitted, while 39.1 percent is proposed.
2. Section 101-21D(1)—A minimum pool setback to property lines of 20 feet is permitted, while 16 feet is proposed.
3. Section 101-21D(3)—A minimum distance of 20 feet from the inner face of the side of all swimming pools to any and all property lines, while 16 feet is proposed.
4. Schedule IV-2—The Ordinance requires a minimum rear yard setback of 45 feet. The plans show the existing principal structure 40.3 feet from the rear lot line, which itself is an existing nonconforming condition, however, the measurement should be made from the existing wood deck, which is presumably attached to the principal structure. Per Section 101-21A(4), an accessory structure attached to the principal building shall comply in all respects with the requirements applicable to the principal building or use. The proposed deck expansion appears to measure just over 20 feet from the rear lot line.
5. Section 101-16A(1)—No building or part thereof shall project into any required yard except as provided in the chapter. As described above, the existing building and deck extend into the required rear yard. The proposed deck expansion exacerbates this existing nonconforming condition.

There are also the following existing non-conforming conditions that are not being modified by this application.

6. Schedule IV-2—The ordinance requires a minimum lot area of 15,000 sq. ft., while 9,995 sq. ft. exists.
7. Schedule IV-2—The Ordinance requires a minimum lot depth of 150 ft., while 100 ft. exists.

C. Variance Proofs

“C” Variances

NJSA 40:55D-70(c) sets forth the criteria by which a variance can be granted from the bulk requirements of a zoning ordinance. The first criteria is the C(1) or hardship reasons including exceptional narrowness, shallowness or shape of a specific piece of property, or exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or extraordinary and exceptional situation uniquely affecting a specific piece of property.

The second criteria involves the C(2) or flexible “C” variance where the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

D. Waivers/Exceptions

Based on our review from a planning perspective, the Application does not require any waivers/exceptions.



E. Comments


Based on our review of the above-referenced materials, we offer the following comments:

1. The Applicant's professionals shall provide testimony to support the grant of the variances required. Testimony must address both the negative and positive criteria requirements of the MLUL.
2. The Applicant shall provide information concerning the height and design of the proposed fence around the pool area. Note that Section 101-21E(1) prohibits fences more than six feet tall, and prohibits fences in the front yard greater than 4 feet in height.
3. The table in the Pool Site Plan indicates that a 15-foot setback for the pool is proposed, however, the plan appears to illustrate a 16-foot setback, with 15 feet shown for the pool patio. The Applicant shall clarify.
4. Per section 101-21D(3), the area within the 15 foot setback from paved surfaces around the pool to the property lines shall be appropriately landscaped to serve as a buffer and visual screen. Landscaping is not shown in the plans; the Applicant shall demonstrate that suitable buffering will be provided.
5. Screening details, if applicable, shall be provided for the proposed pool utilities. Section 101-21A(9) requires screening of accessory equipment if it can be seen from the street or is located in a side yard. While the plans appear to show the pool equipment outside of the side yard, it is not clear if the equipment will be visible from the road. The Applicant shall provide testimony demonstrating that the equipment will not be seen from the street.

Should you have any questions concerning the above comments please do not hesitate to contact my office. We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

Very truly yours,

COLLIERS ENGINEERING & DESIGN, INC.
DBA MASER CONSULTING



Nicholas A. Dickerson, PP, AICP, CFM
Board Planner

NAD/dm

cc: Brian Giblin, Board Attorney (via email btgiblin@msn.com)
Gregory Polyniak, Board Engineer (via email gpolyniak@negliaengineering.com)
John & Viola Peles, Applicant (via email jpelesz6@icloud.com)
Christopher J. Lantelme, Applicant's Engineer (101 West Street, PO Box 486, Hillsdale, NJ 07642)
Tom Masterson (31 Iron Horse Road, Oakland, NJ 07436)

February 12, 2021

Via E-Mail

Borough of Park Ridge
53 Park Avenue
Park Ridge, New Jersey 07656

Attn.: Ms. Tonya Tardibuono, Secretary

Re: Variance Application
Applicant: John & Viola Peles
33 Second Street (Block 808, Lot 22)
Borough of Park Ridge, Bergen County, New Jersey
NEA File No.: PKRDSPL21.011

Dear Ms. Tardibuono

As requested, we have reviewed the recently submitted Variance Application. The submittal included the following documents:

- A Borough of Park Ridge, Application of Appeal, prepared by the Applicant dated January 13, 2021;
- A Denial of Application, Borough of Park Ridge, prepared by Tonya Tardibuono, Park Ridge Zoning Officer, dated December 18, 2020;
- A Park Ridge Zoning Review Application (Denied), dated December 17, 2020;
- A signed and sealed engineering plan, entitled "Pool Site Plan for John Peles, 33 Second Street, Lot 22, Block 808, Borough of Park Ridge, Bergen County, NJ," prepared by Christopher Lantelme, P.E., L.S., of Lantelme, Kurens & Associates P.C., dated November 12, 2020, with latest revision date December 15, 2020; and
- A signed and sealed survey, entitled "Property survey situated in Block 808, Lot 22, Borough of Park Ridge, Bergen County, NJ," prepared by Christopher J. Lantelme, P.E., L.S., dated August 31, 2020.

1. Property Description

The subject property is a single lot identified as Block 808, Lot 22, per the Borough of Park Ridge Tax Map Sheet No. 8. The property is commonly known as 33 Second Street and is located on the southeasterly side of Second Street, south of the intersection with Oneto Court. The property is approximately 9,995 square feet (0.23 acres) and is located within the R-15 Zone, per the Borough of Park Ridge Zoning Map.

The existing site is currently developed with a two-story brick dwelling, with a macadam driveway providing access onto Second Street. Additional site features include a concrete walkway, rear deck, rear rock wall, and stepping stones. The Applicant proposes to construct an inground pool, new rear deck, and drainage chamber.



2. Variances/Waivers

2.1 We defer to the Board Planner regarding the determination of variances and waivers. NEA recognizes the following potential variances which we defer to the Board Planner on final determination regarding same:

- Minimum Lot Area: 15,000 square feet required, 9,995 square feet proposed (this is an existing non-conforming condition);
- Minimum Lot Depth: 150 feet required, 100 feet proposed (this is an existing non-conforming condition);
- Minimum Rear Yard: 45 feet required, 40.3 feet proposed (this is an existing non-conforming condition);
- Maximum Impervious Coverage: 35% required, 39.1% proposed;
- Maximum Floor Area Ratio: 30% required, 37.60% proposed; and
- Maximum Accessory Structure Setback (pool): 20 feet required, 15 feet proposed for the pool.

3. Engineering Comments

3.1 Any import or export of soil to/from the site will be subject to the submission of a Soil Movement Application. A soil movement application shall be submitted if this variance application is granted approval. The Applicant shall note that the soil movement application contains specific checklist items that require submittal for completeness and review. Therefore, additional engineering comments will be provided upon formal submittal of the Soil Movement Application.

3.2 The plan shall include sufficient grading information to verify that positive drainage away from the pool is provided and to ensure that ponding along the pool areas will not occur. A grading plan shall be submitted for review.



- 3.3 As per the engineering plans, the proposed improvements will result in a 970 square foot increase in site impervious coverage. These improvements do not classify the project as a "Major Development" as defined under the Stormwater Management Adopted New Rule: N.J.A.C. 7:8 by disturbing less than an acre of land, and by not increasing the property's impervious coverage by more than a quarter acre. Therefore, as per standards established by the Borough of Park Ridge, the Applicant is required to accommodate the volume of stormwater runoff generated by two (2) inches of rainfall from the area associated with the net increase in impervious coverage. Based upon the submitted drainage calculations, the Applicant is proposing to construct a subsurface infiltration system which contains adequate capacity to comply with the above requirement. However, this item is subject to further review during the Building Department Application review process.
- 3.4 At this time, the Applicant shall note that a percolation/permeability test shall be performed in the vicinity of the proposed subsurface infiltration system prior to construction, if granted all of the necessary approvals. The Applicant shall also locate the seasonal high ground water table to ensure a minimum depth of two feet below the bottom of the infiltration practice. NEA shall be notified a minimum forty-eight (48) hours in advance of this testing so that a representative of our office may be present for this testing. The engineer-of-record, or a representative thereof, shall be present during percolation/permeability testing. In addition, the engineer-of-record shall submit a signed and sealed certification regarding the results of said testing. These tests may be performed after issuance of all required approvals, but prior to the installation of the infiltration system(s). However, NEA strongly recommends that the testing is performed as soon as possible to confirm the current design is feasible. Should on-site testing yield undesirable percolation/permeability rates, the Applicant may be required to provide an alternate design which does not rely on percolation (i.e. detention basin, closed chambers, etc.).
- 3.5 Construction details of all proposed site related improvements shall be provided on the plans. This shall include sidewalks, driveways, curb, utility trench repair, and ROW repair.
- 3.6 The Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction. The Applicant shall be responsible for any damage to neighboring or public properties during the installation of proposed improvements. A note stating the same shall be provided.
- 3.7 The Applicant shall illustrate the approximate locations for all existing and proposed water service, sanitary service, gas service, cable, electric, and any other on-site utility lines.
- 3.8 The location of all existing (6-inch in size or more at the base) and proposed trees shall be noted on the plans. Any trees to be removed are subject to the review of the Shade Tree Commission.
- 3.9 Any landscaping improvements must be depicted on the plans with a planting schedule indicating the species, quantity and planted size.
4. **Final Comments**
- 4.1 This approval is subject to all other applicable rules, regulations, ordinances and statutes of the Borough, Bergen County, State of New Jersey or any other governmental agency having jurisdiction over same.

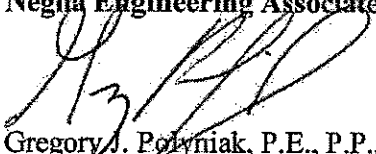


- 4.2 It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include but are not limited to Bergen County Planning/ Engineering, Bergen County Soil Conservation District, municipal fire / police departments, Park Ridge Water, Park Ridge Electric, BCUA, NJDOT and NJDEP.
- 4.3 NEA recommends that a response letter be submitted that addresses each of the comments noted above, where appropriate.
- 4.4 The above comments are based on a review of materials submitted and/or testimony provided to date. NEA reserves the right to provide new or updated comments as additional information becomes available.

We trust you will find the above in order. Should you have any questions, please do not hesitate to contact this office.

We trust you will find the above in order. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Engineering Associates



Gregory J. Polyniak, P.E., P.P., C.M.E., C.P.W.M.
For the Zoning Board Engineer
Borough of Park Ridge

cc: John & Viola Peles – Applicant *via email* jpeles26@icloud.com
Christopher Lantelme, P.E., L.S. – Applicant's Engineer & Surveyor *via regular email*
Nicholas A. Dickerson, PP, AICP – Board Planner *via email*