

**BOROUGH OF PARK RIDGE  
ZONING BOARD  
FEBRUARY 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	Present
Mr. Mike Curran	Present
Ms. Jamie De Martino	Absent
Mr. Jake Flaherty	Present
Mr. Frank Pantaleo	Present
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Absent
Mr. Michael Brickman	Present

**Also Present:**

Mr. Michael Gannaio - Attorney	Present
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**Approval of Minutes**

The open minutes of January 19, 2021 were approved on a motion from Mr. Clifford, seconded by Mr. Flaherty, and carried by all members eligible to vote.

The closed minutes of January 19, 2021 were approved on a motion from Dr. Perez, seconded by Mr. Clifford, and carried by all members eligible to vote.

**New Application**

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

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

**Alfred-Louis Sanzari  
41 Randolph Street  
Park Ridge, NJ 07656**

Alyssa Sanzari  
41 Randolph Street  
Park Ridge, NJ 07656

Proof of service is in order.

Mr. Gannaio commented that there was a recent foundation poured on the property and asked the applicant to explain the existing and proposed property improvements.

Mr. Sanzari explained that a conforming addition is being added to the home. The addition plans have already been approved from the Park Ridge Building Department. Mr. Sanzari explained that when they purchased the home the enclosed deck/porch was existing. However, when the structure was inspected it was found to be structurally inadequate. Mr. Sanzari was then told the deck is non-conforming and a variance would be required to re-build the exact deck. The applicant is seeking a variance for the following:

Rear Yard Required – 35 Feet  
Rear Yard Existing – 28.9 Feet  
Rear Yard Proposed – 24.9 Feet  
Variance Requested – 10.1 Feet

Chairman Pantaleo explained the submitted zoning information does not have the calculations included with the new addition. Chairman Pantaleo asked what are the proposed calculations and what is the square footage of the addition. Mr. Sanzari replied the square footage of the addition is 137.5 square feet and the additional calculations are

Impervious Coverage – 25.2%  
Building Coverage – 17%  
Floor Area Ratio – 26.7%

Chairman Pantaleo commented that we really should have been given complete plans. These calculations are only speculation now, as we do not have signed and sealed complete plans.

The two-story addition is approximately 9.2 feet from the covered porch.

Mr. Clifford commented this application was the right thing to do as the new construction will be safer and secure. Mr. Flaherty agreed with Mr. Clifford.

Mr. Gannaio asked Mr. Sanzari what information he was referencing for the correct calculations. Mr. Sanzari received the information from his architect with the proposed calculations. Mr. Gannaio asked Mr. Sanzari to forward the information to Ms. Tardibuono.

Mr. Curran asked the applicants if they gave any thought to moving the stairs to the space between the new addition and the covered porch. Mr. Sanzari commented that his General Contractor mentioned it, but they didn't want the space to be too crowded. Chairman Pantaleo said that aesthetically it may not make sense to move the stairs to that location, but it may be something you want to look into.

Public Comment

Rob said welcome to the neighborhood.

Chairman Pantaleo said the structure is currently in despair and the proposed construction is exactly what is currently in that location. Chairman Pantaleo also pointed out that the applicants purchased the home with this existing covered porch that was built with no approved plans from the Borough of Park Ridge Construction Department.

Mr. Curran pointed out that this lot is undersized as 120 ft. is required and the property is only 100 ft.

A Board discussion took place regarding the application for 41 Randolph Street. Chairman Pantaleo stated that he is comfortable proceeding with a vote after hearing the applicant's testimony and the Board members agreed.

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

Mr. Steve Clifford	Yes
Mr. Mike Curran	Yes
Mr. Jake Flaherty	Yes
Dr. Gregory Perez	Yes
Mr. Michael Brickman	Yes
Chairman Pantaleo	Yes

A resolution will be voted on at the next Board of Adjustment hearing on March 16, 2021.

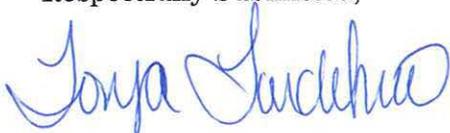
Board Discussion

A Board discussion was had pertaining to the 2020 end of year Zoning Board of Adjustment report. It will be recommended to the Mayor and Council that no zoning ordinance changes be made.

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

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

Respectfully Submitted,



Tonya Tardibuono