

BOROUGH OF PARK RIDGE
PLANNING BOARD
DECEMBER 9, 2020 8:00PM
VIRTUAL MEETING
REGULAR MEETING MINUTES

The Public Meeting of the Planning Board of the Borough of Park Ridge was held virtually on the above date.

Chairman Von Bradsky stated that the meeting was being held in accordance with the Open Public Meetings Act. He then asked everyone to recite the Pledge of Allegiance.

Roll Call Board:

Chairman Peter Von Bradsky	Present
Mayor Keith Misciagna	Absent
Ms. Jessica Mazzearella	Present
Councilman Robert Metzdorf	Absent
Mr. Mark Bisanzo	Present
Mr. Donald Browne	Present
Mr. Ray Mital	Present
Mr. Donald Schwamb	Present
Mr. Stephen Jobst	Absent
Mr. Ron Epstein	Absent

Also Present:

Mr. William Rupp	Board Attorney
Ms. Tonya Tardibuoono	Board Secretary
Mr. David Silva – Neglia Engineering	Board Engineer

Open to the public for non-agenda items

No members of the public wishing to speak.

Approval of Minutes

The revised minutes of November 4, 2020 were approved on a motion from Mr. Schwamb, seconded by Ms. Mazzearella, and carried by all members eligible to vote.

RESOLUTION #2020-08
APPLICATION #PB20-03
Marc Realty, LLC
15 Park Avenue
Block 1504 / Lot 4 (Lot 13)
Minor Subdivision

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

Ms. Jessica Mazzearella	Yes
Mr. Mark Bisanzo	Yes
Mr. Donald Browne	Yes
Mr. Ray Mital	Yes
Mr. Donald Schwamb	Yes
Chairman Peter Von Bradsky	Yes

Board Discussion

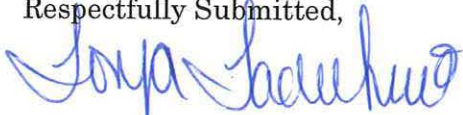
Chairman Von Bradsky spoke about the Landmark application being on the December 15, 2020 Zoning Board agenda.

Chairman Von Bradsky wished the Board Happy Holidays.

The Planning Board reorganization meeting will be on January 13, 2021.

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

Respectfully Submitted,



Tonya Tardibuono

Resolution #2020-09
Application # PB 20-03
December 9, 2020
PB

BOROUGH OF PARK RIDGE

PLANNING BOARD

RESOLUTION

* * * * *

WHEREAS, MARC REALTY, LLC (hereinafter referred to as "Applicant"), being the owner of premises known as 15 Park Avenue, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 4 (formerly lots 4 and 13) in Block 1504 on the Tax Assessment Map for the Borough of Park Ridge, applied to the PLANNING BOARD OF THE BOROUGH OF PARK RIDGE (hereinafter referred to as "BOARD"), seeking Minor Subdivision Approval and variances from lot area and width, side yard setback, impervious surface coverage, garage height and rear and side yard setbacks for the garage; and

WHEREAS, the BOARD held a hearing in connection with the application, upon due notice as required by law, on November 4, 2020; and

WHEREAS, various documents were marked into evidence at the hearings held in connection with the Application, as more particularly set forth an Exhibit A, annexed hereto and made part hereof; and

WHEREAS, the BOARD has carefully considered the application and all evidence and testimony submitted in connection therewith;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE that the BOARD hereby makes the following findings of fact:

1. Lot 4 (formerly designated as lots 4 and 13) in Block 1504 is located in the RP Residential Professional zoning district and is currently improved with a non-

conforming two-family dwelling with a detached garage. The NP Zoning District permits single family residences and, as conditional uses, professional offices and mixed professional/residential uses.

2. Lot 4 currently is 23,150 square feet in size (10,000 sf required) having a lot width of 110.00 feet along Park Avenue and 61.34 along Storms Avenue (110 feet required), a street frontage of 100.00 feet (83 feet required). The existing two-family house has a front yard setback from Park Avenue of 30.8 feet (25 feet required) and a side yard setback of 13.1 feet (20 feet required).
3. The Applicant proposes to subdivide the existing Lot 4 into the former Lots 4 and 13.
4. The Applicant proposes to retain the original two-family residence on proposed Lot 13 and demolish the existing detached garage. Proposed Lot 13 would have a lot area of 15,400 square feet (10,000 sf required), a lot width of 110 feet (100 feet required), a lot depth of 140 feet (100 feet required), and would retain the existing a rear yard setback of 56.5 feet (30 feet required), the existing front yard setback of 30.8 feet (25 feet required) and the existing side yard setback of 13.1 feet (20 feet require). By removing a second driveway from the westerly side and existing pavement along the rear property line, the impervious surface coverage would be reduced from 48.73% to 40.74% (maximum of 45% permitted).
5. The remaining portion of proposed Lot 4 will have a lot area of 7,754 square feet (10,000 square feet required), a lot width of 61.27 feet (100 feet required) and a lot depth of 126.3 feet (100 feet required).
6. The Applicant proposes to construct upon proposed Lot 4 a new 1 ½ story single-family house measuring 29 feet x 29 feet, with a raised patio and detached garage measuring 25 feet by 24 feet. The proposed 1 ½ story single-family residence would

have a front yard setback of 26 feet (25 feet required), a side yard setback from the westerly property line of 12.5 feet and from the easterly property line of 20 feet (20 feet required) and a rear yard setback of 61.7 feet (30 feet required). The proposed detached garage would be set back 10 feet from the westerly property line (20 feet required) and 5 feet from the rear property line (20 feet required). The height of the proposed garage will be 22.36 feet (maximum of 12 feet permitted for a one or two-car garage and 14 feet for a three-car garage). The total proposed impervious surface coverage would be 51.82% (maximum of 45% permitted). The site plan proposes that curbing be installed on the easterly side of the proposed driveway to prevent water from draining onto the property to the east. In addition, the Applicant proposes two 1,000-gallon seepage tanks in the rear yard designed for a 100-year storm and a front yard seepage pit.

7. Storms Avenue is a 40 feet wide right-of-way. Sections 87-34 and 87-36 of the Subdivision Ordinance requires that lots front on an improved and approved street having a minimum width of 50 feet. Where, as here, the existing street is less than the minimum width required, the applicant shall dedicate additional right-of-way or pavement width along either one or both sides of said road. If the subdivision is along one side only, one-half of the required extra width shall be dedicated. (87-34) The BOARD finds, pursuant to N.J.S.A. 40:55D-51a, that due to the existing 40-foot width of Storms Avenue and because of the peculiar conditions pertaining to the land in question., the literal enforcement of the 50-foot wide street right-of-way is impractical and will exact undue hardship and that a waiver therefrom can be granted, subject to the condition that the Applicant dedicate a 5-foot road widening easement.

8. The Applicant's engineer, Richard L. Eichenlaub Jr., testified that 315 cubic yards of soil will be disturbed, with 93 cubic yards to remain on site and 222 cubic yards to be removed. In addition, the removal of the driveway and pavement area from Lot 13 may add to these totals.
9. Existing Lot 4 is a through-lot, with frontages on both Park Avenue and Storms Avenue. Through-lots are not permitted under the Zoning Ordinance. The proposed subdivision would restore the original lot line between lots 4 and 13 and would eliminate the non-conforming through-lot.
10. The Board finds that the proposed single-family house on proposed Lot 4 is designed to be in keeping with the scale of houses in the neighborhood and has a coverage of only 841 square feet. Despite the small size of the house, the existing lot width of 61.27 feet leaves only a 12.5 foot setback from the westerly property lot after taking into account the 29 foot width of the house and a 20 foot side yard from the easterly lot line (sufficient to accommodate the driveway and a five foot driveway set back from the side lot line). By reason of the undersized lot size, the impervious surface coverage of 51.82% exceeds the 45% allowed. The proposed impervious surface coverage would constitute only 40.18% of a conforming 10,000 square foot lot. By reason of the foregoing, the BOARD finds and concludes that the strict application of the Zoning Ordinance to require a 20 foot side yard setback for the proposed residence and a maximum impervious surface coverage of 45% 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).
11. The applicant is proposing to demolish the existing garage which is set back only 3.3 from the side property line and extends across the rear property line. The Applicant

proposes to replace the existing garage with a new detached garage have a width of 25 feet and a depth of 24 feet. The new garage with increase the side yard setback to 10 feet and the rear yard setback to 5 feet. By reason of the foregoing, the BOARD finds and concludes that the benefits from the granting a variance from the side and rear yard setbacks for the proposed detached garage outweigh any detriment pursuant to N.J.S.A. 40:55D-70 (c) (2).

12. Although the proposed garage is of a size sufficient to accommodate three cars, the Applicant proposes a one car garage with storage. The Applicant testified that storage was necessary in the detached garage due to the lack of storage area within the small attic area of the proposed 1 ½ story single family residence. In order to mirror the same roof line as the principal building, the Applicant proposes a height of the garage of 22.36 feet (with a loft area). The BOARD finds and concludes that by reason of the lack of storage area in the principal building and the size of the proposed garage, the strict application of the Zoning Ordinance to permit a maximum 12 foot height (for a one or two car garage) or a maximum of 14 feet (for a three car garage) for the proposed detached garage 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). Moreover, the BOARD finds and concludes that the mirroring of the roof lines between the principal building and the garage enhances the aesthetics of the garage and that the extra storage capacity of the garage permits the smaller size of the residence. By reason thereof, the BOARD finds that the benefits from the granting of a variance from

the height limitations of the detached garage outweigh any detriment pursuant to N.J.S.A. 40:55D-70 (c) (2).

13. The BOARD finds that proposed subdivision will eliminate the existing non-conformity of the through-lot lot and, by reason thereof, the BOARD finds and concludes that the benefits from the granting of a variance from the lot size and lot width requirements outweigh any detriment pursuant to N.J.S.A. 40:55D-70 (c) (2). The BOARD further finds that since the proposed subdivision merely re-creates the original lot lines of lots 4 and 13, the strict application of the Zoning Ordinance as to lot size and lot depth 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).

14. Moreover, the BOARD finds that the lot width and lot area for proposed lot 4 are existing conditions which are in keeping with the scale of the surrounding neighborhood, that the two-family residence on Lot 14 and its side yard setback are existing conditions which are not being altered, that the side yard setback of the proposed 1 ½ story single family residence on Lot provides an adequate space between properties considering the reduced width of the lot, that the impervious surface coverage would equate to only 40.18% on a conforming 10,000 square foot lot, that the proposed setbacks of the new detached garage are greater than the existing garage and that the height of the detached garage will mirror the roof line of the new residence. By reason of the foregoing, the BOARD finds that a decision to grant the variances from the

required lot area, lot width, side yard setback of the new 1 ½ story single family residence, impervious surface coverage, and side and rear yard setbacks and height for the proposed detached garage will not result in any substantial detriment to the public good nor will same impair the intent and purpose of the zone plan or Zoning Ordinance of the Borough of Park Ridge.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE, by virtue of the foregoing and subject to the conditions hereinafter contained, that the BOARD does hereby approves the Applicant's requested Minor Subdivision and does hereby grant, pursuant to N.J.S.A. 40:55D-51a, a waiver from the subdivision requirement for lots to front an improved and approved street at least 50 feet wide, as more particular set forth herein and as shown on the plans submitted, and BE IT FURTHER

RESOLVED that pursuant to N.J.S.A. 40:55D-70(c)(1) & (2), the BOARD does hereby grant the Applicant's requested variances from the lot area, lot width, side yard setback requirement for the new 1 ½ story single-family residence, impervious surface coverage and the side yard and rear setbacks and height limitation of the proposed garage, as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD, subject to the conditions hereinafter contained:

- A. The Applicant shall prepare subdivision deeds for Lot 13 and Lot 4 and submit same to the BOARD's Engineer and Attorney for review and approval and, after receiving such approval, shall record same with the Bergen County Clerk.
- B. The Applicant shall consult with the Tax Assessor in designating the new lots 13 and 4.
- C. The Applicant shall submit to the Board's Engineer and Planner, for their approval, a landscaping plan for five-foot buffer area along the easterly property line.

- D. The Applicant shall provide to the Borough of Park Ridge a five-foot road widening easement along Storms Avenue.
- E. Applicants shall provide soil moving calculations to the Board's Engineer for review and approval and apply for a Soil Moving Permit to the Building Department, as required.
1. The Applicants shall not move any soil to or from the site without first submitting to the Board Engineer and to the Borough Police Chief a written plan detailing the manner in which soil will be moved to or from the site, the dates of soil movement, and the routes to be taken by vehicles removing the soil. No soil shall be brought or removed from the site unless and until the Applicants receive approval from the Board Engineer and the Police Chief for the Borough of Park Ridge with respect to said plans.
 2. Applicants shall also comply with any and all conditions or requirements imposed by the Board Engineer with respect to erosion control, truck cleaning, or any other soil movement requirement she may deem necessary. These requirements may include specific conditions with regard to the maintenance of the vehicle tracking pad on the site and with respect to the cleaning of Borough Streets, if required by the Board Engineer.
 3. Applicants shall also move soil from the site in trucks filled to such weight as is deemed appropriate after consultation with the Board

Engineer. If the Board Engineer determines that vehicles should not be filled to capacity so as to minimize the possibility of damage to Borough streets, Applicant shall comply with said requests. In the event Applicants cause any damage to the street, Applicants shall provide repairs to same or compensate the Borough for the costs of any repairs.

4. Applicants shall not move more soil to or from the site than as set forth in reports issued to the Board Engineer.
 5. Applicants shall specifically comply with all soil movement and soil control requirements as set forth by the Board's Engineer.
 6. Applicants shall pay all required soil moving fees and post any required bonds.
 7. The Applicants shall be responsible for ensuring that any and all soils imported to the site are certified clean soils as identified by the current NJDEP Residential Standards, with a copy of the said certification provided to the Building Department and the Board's Engineer for all soils. No approval for a Certificate of Occupancy or Construction Completion will be provided without this certification.
- D. Applicants shall be required to pay all professional fees, escrows and bonds in a timely manner.
- E. Applicants shall complete all improvements in accordance with the aforementioned development application proceedings as well as in compliance with all other applicable Borough Ordinances.

- F. Applicants shall secure all necessary approvals, if not previously secured, including but not limited to the County of Bergen, the Bergen County Planning Board Approval, the Bergen County Soil Conservation Board Approval, NJDEP and any other required governmental approvals. In the event any agency requires modifications to the Site Plan approved herein, Applicant shall be required to return to the BOARD for the approval of such modifications.
- G. The Applicants shall comply with the requirements contained in the report from the Board Engineer dated October 8, 2020, revised October 28, 2020.

Ayes: 6

Nays: 0

Abstentions: 0

Dated: 12-9-2020

Introduced by: Mark Bisanzo (M)
Mark Bisanzo

Seconded by: Don Browne (D)
Don Browne

Peter Von Bradskeg
Peter von Bradskeg Chairperson

<p style="text-align: center;">EXHIBIT LIST</p> <p style="text-align: center;">BOROUGH OF PARK RIDGE PLANNING BOARD</p>

APPLICANT: PB 20-03

ADDRESS: 15 Park Avenue

BLOCK: 1504 LOT: 4

ZONE: RP

EXHIBIT - A

EXHIBIT:	ITEM NO.	DATE:
Application	1	7/15/2020
Owners Certification	2	7/15/2020
Tax Certification	3	7/15/2020
Plans Engineering 6/6/2020	4	7/15/2020
& Revised 10/19/2020	5	10/19/2020
Plans Architect	6	7/15/2020
Bergen County Department of Planning & Engineering letter	7	8/31/2020
Design Calculations 4/10/2020	8	7/15/2020
Completeness Review - Neglia	9	7/29/2020
Fire Dept. Review Letter	10	9/14/2020
Neglia Review Letter	11	10/28/2020
Burgis Review Letter	12	10/30/2020
Proof of Publication	13	10/30/2020
Certification of Service	14	10/30/2020
200 Ft. List 8/7/20	15	10/30/2020
Proof of PO Receipts	16	10/30/2020