

**BOROUGH OF PARK RIDGE  
PLANNING BOARD  
NOVEMBER 4, 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 Mazzarella	Present
Councilman Robert Metzdorf	Present
Mr. Mark Bisanzo	Present
Mr. Donald Browne	Present
Mr. Ray Mital	Present
Mr. Donald Schwamb	Present
Mr. Stephen Jobst	Present
Mr. Ron Epstein	Absent

**Also Present:**

Mr. William Rupp	Board Attorney
Ms. Tonya Tardibuono	Board Secretary
Mr. Evan Jacobs – Neglia Engineering	Board Engineer
Mr. Joseph Burgis – Burgis Associates	Board Planner

Chairman Von Bradsky announced the passing of Attorney Robert Mancinelli. He offered his condolences to his friends and family.

**Open to the public for non-agenda items**

No members of the public wishing to speak.

**Approval of Minutes**

The minutes of October 14, 2020 were approved on a motion from Councilman Metzdorf, seconded by Mr. Schwamb, and carried by all members eligible to vote.

**RESOLUTION #2020-08**  
APPLICATION #PB20-04  
Jeffrey & Patricia St. John  
114 Split Rock Lane  
Block 605 / Lot 9  
Minor Subdivision

grading. The soil being moved will be from the basement excavation, garage footings and two seepage systems. In total, a soil export of approximately 222 cubic yards. A soil moving permit will be submitted to the Building Department along with a truck route to the Police Department. Mr. Eichenlaub said that the Park Ridge Police Department and a day care are both located on Storms Avenue along with residential properties. Mr. Eichenlaub said they have already received approval from Bergen County Soil. They just have to pay for the permits.

Mr. Eichenlaub went over the benefits of this application:

- A through lot will be eliminated.
- One driveway will be eliminated on Park Avenue.
- Water flow to the neighbor will be reduced.
- Where we are proposing a new garage, one is already in the same location.
- Good application and sees no detriment to the area.

Chairman Von Bradsky asked for some information on the surrounding lots.

There is no proposed garage for the lower lot.

Mr. Jacobs asked how the utilities were being fed into the property. Mr. Eichenlaub replied that everything is coming from Park Avenue.

Mr. Eichenlaub spoke about the interior construction taking place on Lot 13. The county is requesting the retaining wall to be removed on Park Avenue, granting the county an 8 ft. easement. Mr. Eichenlaub stated if a soil moving permit is required for lot 13, one will be submitted as they will have to grade back the property after the wall is removed.

Chairman Von Bradsky asked if any trees would be removed on Lot 13. Mr. Eichenlaub stated that all trees have been taken down previously, and there are no plans to remove any more trees on Lot 13. They will be removing two trees along the curb line on Lot 4.

A discussion took place regarding the street right-of-way.

Mr. Schwamb asked some questions pertaining to the driveway. Mr. Eichenlaub explained the placement of the driveways.

Mr. Burgis stated that in 1993 this was two separate properties and asked if these properties were going back to the original configuration. Mr. Eichenlaub replied yes, based on the metes and bounds his surveyor found. Mr. Burgis asked if there was any history when the existing home on Lot 13 was turned into a two-family. Mr. Eichenlaub said he is not sure, as his client purchased the home as a two-family.

There is no specific landscape plan proposed at this time. The applicant would like to submit his landscape plan along with his building plans to the building department.

Mr. Eichenlaub went over in detail all of the proposed variances. The variances are as follows:

#### Lot 4

Lot area, lot width, side yard and impervious coverage.

Lot 13  
Side Yard

Detached Garage  
Side yard, rear yard and height.

Public Comment

Keith Lomonico – 18 Storms Ave

Mr. Rupp swore Mr. Lomonico in.

Mr. Lomonico asked if the 5 ft. section between the two properties will be landscaped. Mr. Eichenlaub commented that there will be screening and ground cover. Chairman Von Bradsky asked if a fence would be installed. Mr. Eichenlaub said not at this time.

The applicant's Architect, Lisa Maday of Perry Petrillo Architects in Park Ridge, New Jersey was sworn in by Attorney Rupp

Ms. Maday is not licensed in the state of New Jersey. Ms. Maday was licensed only in 2004 in the State of New Jersey. Ms. Maday commented that she has been accepted as an expert witness in a couple of south Jersey towns in the past and has been practicing for over 25 years now as a professional architect. Ms. Maday was accepted as an expert witness.

Mr. Sclafani discussed the application with Ms. Maday. Mr. Sclafani asked Ms. Maday why the garage was designed at the size and height it was. Ms. Maday commented that given the size of the house, they wanted to give the homeowner some attic space in the garage for seasonal storage as there is no attic space in the house. Mr. Sclafani asked Ms. Maday if she saw any detriment to the size and style of the house. Ms. Maday replied, none.

Chairman Von Bradsky commented that he liked the design of the porch on the home.

A short recess was taken from 9:59 p.m. to 10:01 p.m.

Ms. Maday said there would be a hatch to access the attic. Mr. Schwamb asked if there would be pull down stairs to access the attic. Ms. Maday replied that it has not been discussed yet, but that is a possibility.

It was asked if the height of the garage is necessary. Ms. Maday said yes, it is architecturally, as we want to keep the same roof lines and provide attic space.

A Board discussion took place regarding the size and placement of the current garage and the proposed garage. Mr. Brown believes that the garage should be scaled back. The other members believe the garage height is fine as proposed.

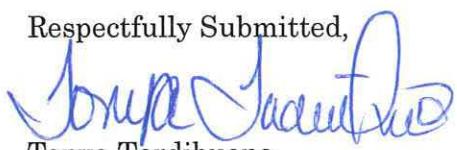
The Board instructed Mr. Rupp to draft a resolution to be voted on at the next Planning Board meeting.

**Board Discussion**

No Board discussion took place.

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

Respectfully Submitted,



Tonya Tardibuono