

**BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT
February 17, 2015
REGULAR MEETING**

The Public Meeting of the Zoning Board of Adjustment of the Borough of Park Ridge was held at Borough Hall on the above date.

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

Roll Call Board:

Chairman Sid Raman	Present
Mr. Matthew Capilli	Absent
Mr. Robert Brennan	Present
Mr. Jake Flaherty	Present
Mr. Thomas Hoskins	Absent
Mr. William Walker	Present
Dr. Eric von der Lieth	Absent
Mr. John Sigillito, Alt. #1	Absent
Mr. Gil Sandler, Alt. #2	Present

Also Present:

Mr. William Rupp	Board Attorney
Mr. Robert Ludwig	Zoning Officer
Ms. Eve Mancuso	Board Engineer

Mr. Brennan made a motion to again table the election of a Vice-Chair until a full board was present.

APPLICATION #ZBA 15-01

William Schmidt/Skyward Constructions, LLC
Block 713, Lot 3
9 North 3rd St.
Side Yard Setback
Height

Mr. Brennan recused himself from hearing this application as he lives within 200 feet of the property.

The following were sworn in to present the application:

Mr. William Schmidt, Owner
308 Ridge Rd.
West Milford, NJ

Mr. Peter Cooper, Architect
7 Cedar St.
Ramsey, NJ

Mr. Cooper described the project as an add-a-level requiring a side yard and height variance. The side yard requested is 14.2 feet where 15 feet is required. The height requested is 35.6 feet where 32 feet is required. He presented a photo page with four different views of the home; it was marked as exhibit #10.

Mr. Rupp reminded the applicant that if 35.6 feet is required a D variance is being sought and as such 5 affirmative votes of the board would be needed. There are only four eligible members of the board present tonight. Mr. Cooper said he could change his plan to require only a C variance by lowering height to within 10% required.

Mr. Cooper continued that if he were to comply with the 32' height he does not feel the pitch would be sufficient practically or aesthetically. He is proposing a pitch of 8 on 12.

Mr. Cooper then addressed the side yard variance requested. Mr. Cooper cited the trapezoid shape of the property as the reason the variance condition is created. The current home is built within the side yard setback so there is no way to avoid the need for a variance. He further stated that the back cantilever exacerbates the condition. He stated that the proposed home would be in keeping with the area that includes other ranches as well as some former ranches that have added a level along with some newer homes.

The board then asked if there was any way to design the addition that would eliminate the need for the height variance. Mr. Cooper stated it would be difficult due to the topography. He further stated that he could, if he changed the pitch to 6 on 12, get the height to within the 10% and eliminate the need for a D variance.

The board and the Board Engineer made some suggestions and after some discussion the applicant stated that they would revise the plan to make a hip roof that could comply with the 32' height requirement. This revision would eliminate the height variance request.

Mr. Raman then invited any members of the public that wish to ask questions to come forward.

Mr. Robert Brennan
93 Lowville Ave.
Park Ridge, NJ

Mr. Brennan asked if there would be changes to the grading. Mr. Schmidt testified that there would be no grading change to the property and that he will comply with any requirement of the Borough Engineer in regard to drainage.

There being no other members of the public wishing to come forward; the hearing was closed.

The board asked Mr. Rupp to prepare a resolution to grant the side yard variance only. The applicant will be required to submit revised plans for Zoning Approval that comply with height for the zone.

If the applicant cannot make the change of height in his plan he must return to the board to request the height variance.

RESOLUTION OF APPROVAL

APPLICATION #ZBA 14-19

Eric & Danielle Walter

Block 2207, Lot 15

5 New St.

Side & Rear Yard Setback

Mr. Walker made a motion to approve the resolution. The motion was seconded by Mr. Brennan. Mr. Raman, Mr. Walker and Mr. Brennan voted in favor of the motion and Mr. Sandler and Mr. Flaherty abstained as they were not present for the testimony. Therefore the resolution was approved.

RESOLUTION OF APPROVAL

APPLICATION #ZBA 14-15

Lollipop Nursery

Block 503, Lot 9

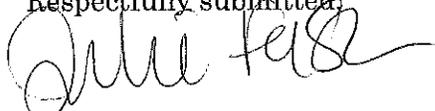
67 Spring Valley Rd.

Sign

The vote on this resolution was tabled as there were not enough eligible members present to vote. The resolution will be considered at the March meeting.

There being no more business for the board; the meeting was adjourned at 9:45 p.m.

Respectfully submitted,



Julie Falkenstern
Zoning Board Administrator