

**BOROUGH OF PARK RIDGE  
ZONING BOARD  
OCTOBER 16, 2018  
REGULAR MEETING MINUTES**

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

Mr. Walker stated that the meeting was being held in accordance with the Open Public Meetings Act.

Mr. Walker asked everyone to stand and recite the Pledge of Allegiance.

**ROLL CALL VOTE:**

Chairman Jake Flaherty	Absent
Vice Chairman John Sigillito	Absent
Mr. William Walker	Present
Mr. Frank Pantaleo	Absent
Mr. Mike Curran	Present
Mr. Jeff Rutowski	Absent
Mr. David Shifris	Present
Mr. Gary Ingala (Alt. 1)	Present
Mr. Nick Triano (Alt. 2)	Present

**ALSO PRESENT:**

Mr. William Rupp	Board Attorney
Ms. Tonya Tardibuono	Board Secretary

**CONTINUED APPLICATION**

**#ZBA 18-06  
Jason Destro  
30 Henry Ave  
Block 2205 / Lot 8  
Second Floor & Deck Addition**

The applicant requested the hearing be moved to the next meeting date. The applicant consented to a time extension on the application. This application will be placed on the November 20, 2018 agenda.

**NEW APPLICATION**

**#ZBA 18-08  
Debra Kumiega  
70 Rivervale Road  
Block 1918 / Lot 3  
Patio / Driveway**

Attorney Timothy Dunn of Dunn & Browne was present as the attorney for the applicant. The applicant is Debra Kumiega of 70 Rivervale Road, Park Ridge, New Jersey.

Proof of service is in order.

Mr. Dunn spoke about the application in detail and explained why the work was completed without obtaining the proper permits.

The applicants Engineer, Perry Frenzel of Michels and Waldron in River Vale, New Jersey was sworn in by Attorney Rupp. Mr. Frenzel gave his educational and employment history to the members of the board and was accepted as an expert witness.

Mr. Frenzel said the applicant contacted him when she received a notice of violation from the town. She asked him to prepare plans for a zoning review.

This property has a number of non-conformities:

- Lot area
- Lot width
- Street frontage
- Lot depth
- Front yard
- Side yard
- FAR

The site plan A-101 (issued 3/2/18, revised 6/4/18, revised 7/25/18) was marked as exhibit A-1.

Mr. Frenzel pointed out what is impervious on the plans:

- 2 Story dwelling – 915 square feet
- Garage – 250 square feet
- Paver patio – 375 square feet
- Pavers backyard – 150 square feet
- Walkway to front sidewalk – less than 100 square feet
- Driveway – 800 square feet.

117 square feet of pavers was added next to the driveway to make exiting the vehicle easier. 143 square feet of pavers was added to the end of the driveway. The proposed amount of Maximum impervious coverage is now 46.77%. The L shaped piece at one time was a sidewalk that was in disrepair. What the applicant installed was not larger than what was previously there.

Mr. Frenzel commented that he sees no negative impact, only positive.

Mr. Frenzel said there is no negative impact to drainage. The previous driveway was already pervious. Mr. Frenzel explained the drainage formula. Mr. Walker asked if the run off would flow towards the street or the southerly property. Mr. Frenzel replied towards the house. Mr. Frenzel also stated the water table is very high on this property.

Mr. Rupp asked if the pavers extend beyond the property line onto the borough right of way. Mr. Frenzel replied that the pavers extend to the edge of the pavement.

Mr. Rupp asked what the width of the garage and driveway is. Mr. Frenzel said the driveway is 17 feet and the garage is 12 feet. Mr. Rupp explained the borough's driveway ordinance.

Mr. Walker asked if any of the audience members had any questions for the applicant's engineer. There was no members wishing to speak.

The applicant Debra Kumiega of 70 Rivervale Road, Park Ridge, New Jersey was sworn in by Mr. Rupp. Ms. Kumiega has lived at the property since 2005. Ms. Kumiega explained how her significant other installed the pavers while she was away as a birthday surprise for her. Ms. Kumiega explained how she has progressive multiple sclerosis and has fallen a couple of times before the pavers were installed. She said he is from Europe and was not familiar with the zoning laws we have here in New Jersey. Mr. Rupp asked what was intended for the use of the pavers. Ms. Kumiega replied the pavers were installed so she could back her car in and walk on a paved surface to her front door. Ms. Kumiega stated that she is not very good at backing up and then showed us on exhibit A-1 where she parks and where her significant other parks. Mr. Rupp asked if she parked on the extra area if her significant other can pull his car out. Ms. Kumiega replied yes.

Mr. Walker asked if any of the audience members had any questions for the applicant. There was no members wishing to speak.

A board discussion was had by all members present. Mr. Rupp said they would need two variances one for impervious coverage and one for the driveway width.

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

Mr. Curran	Yes
Mr. Shifris	Yes
Mr. Ingala	Yes
Mr. Triano	Yes
Mr. Walker	Yes

APPROVAL OF MINUTES

The minutes of September 17, 2018 were approved on a motion from Mr. Triano, seconded by Mr. Shifris, and carried by all members eligible to vote.

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

Respectfully Submitted,



Tonya Tardibuono