

**BOROUGH OF PARK RIDGE
PLANNING BOARD
FEBRUARY 13, 2019
REGULAR MEETING MINUTES**

The Public Meeting of the Planning Board of the Borough of Park Ridge was held at Borough Hall 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 stand and recite the Pledge of Allegiance.

Swearing in of reappointments

The following member was sworn in by Attorney Rupp.

Class I Member:

Mayor Keith Misciagna (term ending December 31, 2019)

Roll Call Board:

Chairman Peter Von Bradsky	Present
Mayor Keith Misciagna	Present
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. Nick Triano	Present
Mr. Stephen Jobst	Present
Mr. David Fasola	Present

Also Present:

Mr. William Rupp	Board Attorney
Ms. Tonya Tardibuono	Board Secretary
Mr. Dan Lee – Neglia Engineering	Board Engineer
Mr. Joseph Burgis – Burgis & Associates	Board Planner

Open to the public for non-agenda items

No members of the public wishing to speak.

Approval of Minutes

The minutes of January 19, 2019 were approved on a motion from Councilman Metzdorf, seconded by Mr. Triano, and carried by all members eligible to vote.

Open to the public for non-agenda items

No members of the public wishing to speak.

Resolution #2019-4

APPLICATION #PB19-01

United Methodist Church of Park Ridge

58 & 64 Highview Avenue

Block 1808 / Lot 15 & 16

Minor Subdivision Approval (previously granted 3/25/15)

A motion was made by Councilman Metzdorf to approve the minor subdivision. The motion was seconded by Mr. Bisanzo, and carried by roll call vote as follows:

Councilman Robert Metzdorf	Yes
Ms. Jessica Mazzarella	Yes
Mr. Mark Bisanzo	Yes
Mr. Ray Mital	Yes
Mr. Donald Schwamb	Yes
Mr. Nick Triano	Yes
Mr. Stephen Jobst	Yes
Chairman Peter Von Bradsky	Yes

New Application

APPLICATION #PB19-02

Michele Calderoni

178 Pascack Road

Block 1109 / Lot 3

R-15

Minor Subdivision

Attorney Robert Mancinelli of Meyerson, Fox, Mancinelli & Conte was present as the attorney for the applicant. The applicant is Michele Calderoni.

Proof of service is in order.

The applicants Engineer, Sean McClellan of Lantelme Kurens & Associates in Hillsdale, New Jersey was sworn in by Attorney Rupp. Mr. McClellan gave his educational and employment history to the members of the board and was accepted as an expert witness.

Mr. McClellan spoke about the application. The applicant seeks a two lot subdivision approval in an R-15 zone. This application requires a variance for lot width and street frontage. The specifications are as follows

Lot Width

Required – 100 Feet

Existing Lot 3 – 142.43 Feet

Proposed Lot 3.01 – 67.77 Feet

Proposed Lot 3.02 – 73.66 Feet

Street Frontage

Required – 75 Feet

Existing Lot 3 – 137.54 Feet

Proposed Lot 3.01 – 68.77 Feet

Proposed Lot 3.02 – 68.77 Feet

Mr. Mancinelli marked the following exhibits:

- Exhibit A-1 = Minor Subdivision plans marked 11/1/2018

- Exhibit A-2 = Analysis 178 Pascack Road Subdivision prepared by Project Engineer Sean McClellan. Analysis includes property details of all properties within 200 feet.

Mr. McClellan spoke about the surrounding homes and how they compare or differ from the proposed subdivision.

Mr. Mancinelli spoke about the application review letter received from the Borough of Park Ridge Public Works signed by the Director of Operations William Beattie, dated January 30, 2019. Mr. Mancinelli commented that the applicant would agree to all requests. See attached letter.

Mr. Mancinelli spoke about the application review letter received from the Borough of Park Ridge Fire Prevention / Fire Department signed by the Fire Official John Hansen and Fire Chief Thomas Derienzo, dated January 27, 2019. Mr. Mancinelli commented that the applicant would agree to all requests. See attached letter.

Board Planner Mr. Burgis commented that he is glad the applicant went through the surrounding land as this is critical in an application like this. Mr. Burgis asked where the accessory structures would be installed. Mr. McClellan replied that they would adhere to the Boroughs codes. Mr. Burgis application review letter was received on January 24, 2019. See attached letter

Board Engineer Dan Lee went over his application review letter received on January 22, 2019. See attached letter. He commented that county approval will need to be obtained as well as approval from the tax assessor for the new block / lot numbers. Mr. Lee also spoke about the steep slope ordinance.

Chairman Von Bradsky asked about the lot frontage and how it compares to the shape and size of the surrounding lots. Mr. McClellan answered. Chairman Von Bradsky asked why there was no drainage plans. Mr. McClellan replied that we have no details at this time, when they provide the final plans to the town they will provide all soil moving and drainage plans.

Mr. McClellan showed a map of trees designated to be possibly taken down. The Board and professionals did not have a copy of this tree plan. A discussion then took place on what trees were to be taken down. Mr. McClellan said they would have a better understanding of that once the final plans were submitted. Mr. Rupp pointed out that it looks like some street trees will need to be taken down. Mr. McClellan said perhaps it's possible to save the street trees, but it would depend on how far out the roots are.

Mr. McClellan stated that a rock wall will be removed in the rear of the property.

Mr. Rupp commented that most of the surrounding homes comply with street frontage.

When asked if there were any lots smaller in the R-15 zone than what is being proposed, Mr. McClellan answered no.

Mr. Jobst asked how the regrading of the property would be handled. Mr. McClellan answered most likely by retaining walls and then explained the process.

If the home was knocked down a 4,250 square foot home could be built in its place. 181 Pascack Road is 2,986 square foot. Chairman Von Bradsky asked Mr. McClellan to explain the existing home and driveway in its current state.

It was told to the applicant that a marked up copy of the tree plan should have been provided to the Shade Tree Committee as well as the Board and professionals.

Public Questions

Chairman Von Bradsky asked if any of the public has questions for the applicants Engineer Mr. McClellan.

Mr. Steven Sans – 11 Colony, Park Ridge

Mr. Sans asked Mr. McClellan to point out on the map where his property is. Mr. McClellan pointed out on the map Mr. Sans home located on block 1109 / lot 9. Mr. Sans asked where the run off from the new homes would be. Mr. McClellan said there would be zero run off as both properties would have seepage pits. Mr. Sans asked for specific distances to be explained. Mr. McClellan answered. Mr. Sans asked if they would be keeping the natural stone wall. Mr. McClellan showed the wall on the map and commented that the wall and surrounding trees are not on the applicant's property. Mr. Sans asked if they can put a pool in. Yes, if there is enough impervious coverage and they meet the requirements. Mr. Sans asked how the height of the house will impact his house. Mr. McClellan answered.

Ms. Allison Creamer-Schwerd – 17 Colony, Park Ridge

When will plans for the trees be submitted to the board. Mr. McClellan said it could be as early as next week. Ms. Creamer-Schwerd asked to be shown on the map where her home is. Mr. McClellan pointed out on the map where block 1109 / lot 2 is located. Mr. McClellan said all trees by her property will remain.

Councilman Metzdorf asked about the trees and the driveway and can they try to save the large oak tree. Mr. McClellan said they can try but it depends on the roots of the trees as well.

Mr. Browne asked if there was any soil moving calculations. Mr. McClellan replied no, it depends on how they want to do the backyard.

The applicants Architect, Joseph Bruno of Park Ridge, New Jersey was sworn in by Attorney Rupp. Mr. Bruno gave his educational and employment history to the members of the board and was accepted as an expert witness.

Mr. Bruno said he was in the home five years ago. The house is in need of repairs. Lots of rotted wood, no closet space and all utilities need upgrades. The entire home needs to be modernized. Repairs will be \$200,000 and up, with no expansions.

Mr. Bruno went over the floor plans of the existing home. He commented that if the homeowner did a knock down and built one large home, it would be an oddity as the home would be significantly larger than the surrounding homes.

Chairman Von Bradsky asked if Mr. Lee had any comments. Mr. Lee had no additional comments.

The square foot of the existing home is 2,212 square feet.

Chairman Von Bradsky asked if Mr. Burgis had any comments. Mr. Burgis had no additional comments.

Mayor Misciagna asked about a basement walkout. Mr. Bruno explained how the basement will be designed. He also commented that a proper egress window will be installed.

A discussion was had by all pertaining to the height and the elevation of the property.

Public Questions

Chairman Von Bradsky asked if any of the public has questions for the applicants Architect Mr. Bruno. There were no questions.

Mr. Mancinelli spoke about the public benefits test for a C2 variance. He explained what the MLUL requires and what they have satisfied. Mr. Burgis spoke about the public benefits and what Mr. Mancinelli just spoke about.

Mr. Rupp spoke about a tree plan for the shade tree. Mr. Mancinelli said in the past it was given to the planner. Mr. Mancinelli explained why they won't be able to come back to the board at this time with a detailed plan. Mr. Burgis said that some trees may be in the borough right of way and suggested that a landscape architect look at it and perhaps have a conservation easement as well.

Public Questions & Comments

Chairman Von Bradsky asked if any of the public has questions or comments. There were no questions or comments.

Mr. Rupp suggested the following provisions should be in the final resolution. Landscaping, compliance with Park Ridge Utilities and Park Ridge Fire Department reports, Steep Slope review, soil movement, county approval and non-disturbance areas.

A motion was made by Councilman Metzdorf to permit Attorney Rupp to draft a resolution with the following provisions:

Landscaping, compliance with Park Ridge Utilities and Park Ridge Fire Department reports, Steep Slope review, soil movement, county approval and non-disturbance areas.

The motion was seconded by Mr. Bisanzo, and carried by a roll call vote as follows:

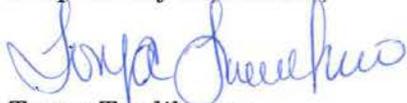
Mayor Keith Misciagna	Yes (reluctantly)
Councilman Robert Metzdorf	Yes
Ms. Jessica Mazzearella	Yes
Mr. Mark Bisanzo	Yes
Mr. Donald Browne	Yes
Mr. Ray Mital	Yes
Mr. Donald Schwamb	Yes
Mr. Nick Triano	Yes
Chairman Peter Von Bradsky	Yes

Board Discussion

There was no additional board discussion.

The meeting was adjourned on a motion from Councilman Metzdorf, seconded by Ms. Mazarella, and carried by all.

Respectfully Submitted,



Tonya Tardibuono



34 Park Avenue – PO Box 426
LYNDHURST, NEW JERSEY 07071
Tel: 201.939.8805 • Fax: 201.939.0846

1119 Raritan Road – Suite 2
CLARK, NEW JERSEY 07066
Tel: 201.939.8805 • Fax: 732.943.7249

Via: E-mail

January 22, 2019

Planning Board
Borough of Park Ridge
53 Park Avenue
Park Ridge, NJ 07656

Attn: Ms. Tonya Tardibuono, Secretary

Re: **Minor Subdivision Application**
Applicant: Michele Calderoni
178 Pascack Road (Bergen County Route 63)
Block 1109, Lot 3
Borough of Park Ridge, NJ 07656
NEA No.: PKRDSPL19.012

Dear Ms. Tardibuono:

As requested, we have reviewed the recently submitted Minor Subdivision Application. The submittal included the following documents:

- Subdivision Application with Exhibits A through D dated December 20, 2018;
- Signed and sealed Subdivision Plat consisting of one (1) sheet entitled "Minor Subdivision for Michele Calderoni, Lot 3, Block 1109, 178 Pascack Road, Borough of Park Ridge, Bergen County, N.J." prepared by Christopher Lantelme, P.E. & L.S. of Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors, dated November 1, 2018 with no revisions; and
- Signed and sealed Architectural Plans consisting of four (4) sheets entitled "Proposed Subdivision for Michele Calderoni, 178 Pascack Road, Park Ridge, New Jersey" prepared by Joseph J. Bruno, AIA, dated November 30, 2018 with latest revision date of December 11, 2018.

1. General Information

The subject property is situated on Block 1109, Lot 3, commonly known as 178 Pascack Road (Bergen County Route 63), and is approximately 108.67 feet south of the intersection of Pascack Road (B.C. Route 63) and Colony Avenue. The site is currently occupied by a 2-1/2 story frame dwelling with associated asphalt drive, rock walls, brick patio and walkways. The subject property is located within the R-15 Single-Family Residential District. The applicant proposes to subdivide the property into two (2) separate lots both having frontage on Pascack Road (B.C. Route 63) for the construction of two (2) new two (2) story single-family four (4) bedroom residential dwellings. Site improvements include demolition of the existing dwelling and associated improvements and construction of the two (2) new dwellings and associated driveways, walkways and stairs.



2. Completeness Review

Based on the submitted Minor Subdivision Plat information as it relates to completeness established within the Borough Ordinance via Appendix A Checklist for Development Applications for Minor Subdivisions, the following information is missing from the application:

- a. B. II. General Information – Item (13): Metes and bounds description showing dimensions, bearings, for all center lines. – Our office has no objection to a waiver of this item.
- b. B. II. General Information – Item (18): List of required regulatory approvals or permits. – Since the subdivision is located on Bergen County Route 63, approvals will be required from the Bergen County Planning Board for same. The Applicant shall note same on the application documents.
- c. B. II. General Information – Item (21): Tax Map block and lot number as approved by the Borough Tax Office. – Our office has no objection to a waiver of this item at this time. Should the Board waive this requirement, it shall be addressed during resolution compliance.
- d. B. II. General Information – Item (23): When approval is required by any other municipal, county, state or federal agency, such approval shall be certified on the plat or evidence shall be certified on the plat or evidence submitted that an application has been made for such approval. – The Applicant shall note same on the application documents.
- e. B. IV. Man-Made Features – Item (30): Location of existing buildings and all other structures such as walls, fences, culverts, bridges, roadways, etc., on site and within 200 feet of site, with spot elevations of such onsite structures. Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines. – The Applicant has requested a waiver from this requirement.
- f. B. IV. Man-Made Features – Item (34): Location of all existing and proposed storm drainage structures, soil erosion and sediment control devices and utility lines, whether publicly or privately owned, with pipe sizes, grades and directions of flow, location of inlets, manholes or other appurtenances and appropriate invert and



other elevations. The estimated location of existing underground utility lines shall be shown. – Our office has no objection to a waiver of this item.

Based on the scope of the application, which is a minor subdivision, the application is deemed **substantially complete** and may be scheduled for public hearing at the Planning Board. The Applicant shall address the above noted items prior to public hearing or as noted above. This recommendation does not restrict the Board from requesting any waived items at a later date nor does it alleviate the Applicant from submitting the documents for any and all future applications to the Board.

3. Variations/Waivers

- a. We defer to the Board Planner and Board Attorney regarding the determination of variances and waivers. NEA recognizes the following potential variances and waivers which we defer to the Board Planner and Board Attorney on final determination regarding same:
 - i. Schedule IV-2: Minimum Lot Width; and
 - ii. Schedule IV-2: Minimum Street Frontage.

4. Zoning Requirements

- a. As per the Use and Bulk Standards for the R-15 Residential District:

Zoning Requirements	Required/ Permitted	Existing	Proposed Lot 3.01	Proposed Lot 3.02
Use	Single-Family Detached Dwelling	Single-Family Detached Dwelling	Single-Family Detached Dwelling	Single-Family Detached Dwelling
Minimum Lot Area (square feet)	15,000	33,441	15,771	17,670
Minimum Lot Width (feet)	100	142.43	68.77 [V]	73.66 [V]
Minimum Street Frontage (feet)	75	137.54	68.77 [V]	68.77 [V]
Minimum Lot Depth (feet)	150	224.95	224.95	239.77
Minimum Front Yard (feet)	30	62.4	43.1	59.1
Minimum Side Yard Each (feet)	18	-13 / 85.6	19.0 / 19.9	19.0 / 30.5
Maximum Dwelling Width (% of lot width)	65	31.1	42.7	38.8
Minimum Rear Yard (feet)	45	143.1	127.4	-117
Maximum Building Height (feet)	32	27.0	27.0	27.0
Maximum Building Coverage (percent)	20	1,980 sf / 5.9%	1,956 sf / 12.4%	1,956 sf / 11.1%
Maximum Impervious Coverage (percent)	35	5,390 sf / 16.1%	3,503 sf / 22.2%	3,817 sf / 21.6%
Maximum Floor Area Ratio	25%	< 25%	3,272 sf / 20.7%	3,272 sf / 18.5%
Maximum Gross Floor Area (square feet)	4,250	<4,250	3,272	3,272

[V] Variance Required

5. Engineering Comments

Engineering Comments:

- a. Should this application receive approval from the Board, the Applicant will be required to provide a Soil Moving Permit with associated plans indicating grading and drainage improvements for each parcel. Percolation rates and the seasonally high water table based on testing by the Applicant's Professional Engineer will also be required to be submitted.

N
NEGLIA
ENGINEERING ASSOCIATES

Subdivision Review:

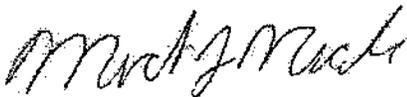
- a. In accordance with Borough of Park Ridge Ordinance Article V, Section 101-15G "Street front regulation. In all lots in all districts... the minimum street frontage required shall be 75% of the minimum lot width as provided in each district, and in no case shall a lot have less than 75 feet of street frontage" Both proposed lots have a street frontage of 68.77 feet which will require a variance. Applicant shall provide testimony to support this request.
- b. In accordance with Borough of Park Ridge Ordinance Article V, Section 101-16D "Front yard and area requirements affected by future widening. Where any lot fronts upon a street right-of-way which is proposed to be widened by means of a proposed dedication of land for a right-of-way widening or proposed easement for road widening purposes, the front yard and lot area shall be measured from such proposed future right-of-way or easement line." Since Pascack Road is a County road, Applicant shall submit plans to Bergen County for their review and approval. Based on the "Map of Bergen County Required Road Right-of-Way Widths January 1, 2018", Pascack Road has a required width of 66 feet (33 feet from centerline). Applicant's surveyor shall determine and show the current distance from the original right-of-way centerline to the current parcel right-of-way and include the current right-of-way width.
- c. The proposed lot geometry has been checked and both create closed figures.

Final Comments

- a. This approval is subject to all other applicable rules, regulations, ordinances and statutes of the Borough, Bergen County, State of New Jersey or any other governmental agency having jurisdiction over same.
- b. It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include, but are not limited to Bergen County Planning/Engineering, Bergen County Soil Conservation District, municipal fire / police departments, Park Ridge Water, Park Ridge Electric, BCUA, NJDOT and NJDEP.
- c. Should the Board look favorably upon this application, a performance bond, maintenance bond and inspection escrow will be required for on-site / off-site improvements, in accordance with the Municipal Land Use Law.
- d. NEA recommends that a response letter be submitted that addresses each of the comments noted above.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Engineering Associates



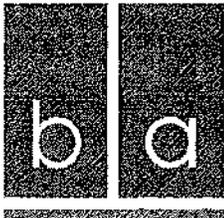
Michael J. Neglia, P.E., P.P., P.L.S.
Board Engineer
Borough of Park Ridge

MJN/DCL

Very truly yours,
Neglia Engineering Associates



Daniel C. Lee, P.E., C.M.E.
For the Board Engineer
Borough of Park Ridge



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:
Joseph H. Burgis P.P., AICP
Edward Snieckus Jr., P.P., LL.A., ASLA

B U R G I S
ASSOCIATES, INC.

MEMORANDUM

To: Borough of Park Ridge Planning Board
From: Joseph H. Burgis, P.P., AICP &
Thomas Behrens, Jr., P.P., AICP
Subject: Michele Calderoni
Minor Subdivision Approval & 'c' Variance Relief
Block 1109 Lot 3
178 Pascack Road
Date: January 24, 2019
BA#: 3563.03

INTRODUCTION

The applicant, Michele Calderoni, is requesting minor subdivision approval and 'c' variance relief to subdivide the above-referenced parcel into two new lots. The existing dwelling and site improvements will be razed to accommodate the development of one single-family dwelling on each new lot. The site is located in the R-15 Zone wherein the existing and proposed single-family residential uses are permitted. 'C' variance relief is required for deviations from minimum lot width and street frontage requirements as detailed herein.

SUBMISSION

Our office is in receipt of the following items for review:

1. Application forms.
2. Minor subdivision plan (1 sheet) prepared by Lantelme, Kurens & Associates, P.C., dated November 1, 2018.
3. Architectural plans (4 sheets) prepared by Joseph J. Bruno, AIA, dated November 30, 2018.

REVIEW

Property Description

The property in question, identified as Block 1109 Lot 3 in Borough tax records, is an irregularly shaped, 33,441 square foot parcel with 137.54 feet of frontage on the southbound side of Pascack Road between Colony Avenue and Mountain Avenue. Lot 3 is developed with a 2 ½-story frame dwelling with associated site improvements, including paved and vegetated areas. The property slopes from the rear boundary line downward toward Pascack Road.

Surrounding development primarily consists of single-family residential development. The following aerial image provides a general overview of the site.

Image 1: Site Aerial Photo



Source: Google Maps, January 23, 2019. Note: lot lines are approximate.

Proposed Development

The applicant proposes to subdivide existing Lot 3 into two new parcels, each intended to accommodate the development of one single-family dwelling and associated site improvements. The applicant shall confirm the extent and compliance of all proposed site improvements including, but not limited to, paving, landscaping, fencing and outdoor equipment.

As depicted in the architectural plans, each proposed Lot 3.01 and 3.02 will be developed with one four-bedroom, two-story, 3,272 square foot dwelling. The minor subdivision plan submitted with the application provides the zoning table illustrating the bulk requirements of the R-15 zone compared to the existing and proposed development conditions.

The following is an overview of specific elements of the development proposal:

1. Survey: While it is noted the site survey has been provided on the minor subdivision plan, a separate, unaltered signed and sealed survey should be submitted for the Board's records.
2. Minimum Lot Width: Lot 3 has an existing lot width is 142.43 feet where the proposed lot width of Lot 3.01 is 68.77 feet and Lot 3.02 is 73.66 feet where the R-15 zone requires a minimum lot width of 100 feet. Variance relief is required. The applicant should discuss the consistency of the proposed lot widths in relation to the existing conditions of the surrounding neighborhood.
3. Minimum Street Frontage: Lot 3 has an existing street frontage of 137.54 feet where the R-15 Zone requires a minimum street frontage of 75 feet and proposed are frontages of 68.77 feet for both Lots 3.01 and 3.02. Variance relief is required. Again, the applicant should discuss the consistency of the proposed lot configurations in relation to the existing conditions of the surrounding neighborhood.

4. Maximum Building Height: The applicant shall provide the height calculations for the proposed dwellings in accordance with the Borough's height regulations and definitions. The Borough Ordinance defines "Building Height" as *"the vertical distance of the building measured from the midpoint of the highest slope roof of the structure to the average finished grade, six feet from the building foundation, at the midpoint of each building wall and at a point six feet from each building corner (measured as if the building wall was extended six feet from the building corner)."*

The height dimensions of 27.0 feet shown on the architectural plans and indicated on the zoning table on the minor subdivision plan are measured from the highest grade elevation to the highest point of the dwellings and do not factor the sloping grade of the property. The applicant should confirm compliance with the R-15 zone maximum height requirement of 32 feet.

5. Accessory Equipment: The applicant shall confirm compliance of the proposed locations, dimensions and screening of all outdoor equipment, including air conditioning units as these are not identified on the subdivision plan and no details have been provided.

§101-21.A.(8) requires such accessory equipment to be located at a maximum of 5 feet from the principal structure and a minimum of 15 feet from all property lines.

§101-21.A.(9) stipulates that screening shall be required for equipment when located in a side yard or visible from the street. Screening is also recommended where equipment is visible from adjacent properties.

Variance Relief & Statutory Criteria

To permit the proposed nonconforming conditions, the application is required to address the requirements of N.J.S.A. 40:55D-70(c), known as 'c' variance requirements. The statute provides two approaches to 'c' variance relief, commonly referred to as the 'physical features' test and the 'public benefits' test. These are identified as follows:

1. **Physical Features Test:** An applicant may be granted 'c'(1) variance relief when it is demonstrated that the noncompliant condition is caused by 1) an exceptional narrowness, shallowness, or shape of the property, 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
2. **Public Benefits Test:** An applicant may granted 'c'(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the Municipal Land Use Law, and 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition to the above, an applicant must address the Negative Criteria of the statute. To meet the negative criteria, an applicant must demonstrate the variance can be granted without substantial detriment to the public good and it will not substantially impair the intent and the purpose of the master plan and zoning ordinance.



BOROUGH OF PARK RIDGE

55 Park Avenue
Park Ridge, NJ 07656

Fire Prevention Bureau
Office of the Fire Official
(201) 591-5517

FIRE AGENCY PLAN REVIEW

FIRE DEPARTMENT FIRE PREVENTION BUREAU FIRE SUB-CODE

APPLICANT:	Michele Calderoni	DATE:	1-27-2019
ADDRESS OF SITE BEING REVIEWED:	Park Ridge, New Jersey 07656 178 Pascaack Rd		

REVIEW CONDUCTED FOR: Planning Board Zoning Board Council

Date of Review 1-24-19 IS REVISION NEEDED? No Yes (See comments below)

ONE Comment:

- PLEASE UPGRADE the closest hydrant to meet the NEW STANDARD.

REVISIONS MADE BY:

FIRE CHIEF: Thomas Derienzo
NAME

FIRE OFFICIAL: John Hansen
NAME

FIRE SUB CODE OFFICIAL: Paul Renaud
NAME

Thomas Derienzo 1-27-2019
Signature Date

John Hansen 1/27/2019
Signature Date

Signature Date



BOROUGH OF PARK RIDGE PUBLIC WORKS

53 Park Avenue
Park Ridge, NJ 07656
Tel: 201-391-2129
Fax: 201-391-7130

William Beattie
Director of Operations
bbeattie@parkridgeboro.com

**ELECTRIC
WATER
ROADS
BLDGS AND GNDS
SEWER**

January 30, 2019

To: Tonya Tardibuono

From: Bill Beattie, Director of Operations

**Subject: Electric, Water and Sewer Department Comments on 178 Pascack Road
Subdivision**

I have reviewed the plans for the proposed subdivision at 178 Pascack Road and submit the following comments with respect to the electric, water and sewer services:

Water and Sewer:

- 1) The existing water service that supplies the existing dwelling must be physically disconnected prior to demolition. This service will need to be disconnected out at the water main prior to the new services being turned on.
- 2) Two new 1" "K copper" services must be installed for the two new dwellings. The builder is responsible to install the new copper services all the way from the water main into the dwellings as per the Park Ridge Water Department's standard specifications which are available in the Park Ridge Borough Hall.
- 3) The Sewer Line must meet the Borough code. Sewer service lines are to be 4" from house to main.
- 4) The existing sewer lateral must be disconnected at curb prior to demolition. If the builder is going to reuse the existing main-to-curb sewer lateral connection for one of the dwellings, they must have it inspected with a video camera and an electronic (DVD or thumb drive) copy must be provided to the Sewer Department prior to the new service lateral being attached to it. For the second dwelling, a new sewer lateral must be installed from the home to the sewer main according to the Borough's Standard Specifications.

Electric Department:

- 1) Electric Service is available for the two new proposed new homes. Installation of the new services should be coordinated through the Park Ridge Electric Department.