

**BOROUGH OF PARK RIDGE
ZONING BOARD
JANUARY 16, 2024 8:00PM
REGULAR MEETING MINUTES**

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

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

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

Swearing in of New Appointments and Reappointments

The following members were sworn in by Board Attorney Mr. Robert Ferraro

Lynda Nettleship-Carraher - Term Ending 12/31/27

Jeff Rutowski - Term ending 12/31/2027

Kevin Swift - (Alt. 1) - Term Ending 12/31/24

Roll Call Board:

Mr. Michael Brickman	Present
Mr. Mike Curran	Absent
Mr. Jake Flaherty	Present
Ms. Lynda Nettleship-Carraher	Present
Mr. Frank Pantaleo	Present
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Present
Kevin Swift – Alt. 1	Present

Also Present:

Mr. Robert Ferraro. - Attorney	Present
Ms. Tonya Janeiro	Present
Mr. Nicholas Dickerson – Planner	Present

Election of Officers

Chairman - A motion was made to appoint Mr. Pantaleo as Chairman of the Zoning Board for the year 2024 by Dr. Perez and seconded by Mr. Flaherty. A roll call vote was taken. With all members in favor, Mr. Pantaleo was named Zoning Board Chairman for 2024.

Vice Chairman - A motion was made to appoint Mr. Flaherty as Vice Chairman of the Zoning Board for the year 2024 by Dr. Perez and seconded by Mr. Brickman. A roll call vote was taken. With all members in favor, Mr. Flaherty was named Zoning Board Vice Chairman for 2024.

A Board discussion initiated by Mr. Brickman took place regarding the process of RFPs for Board professionals.

Board Attorney – Resolution #2024-1

A motion was made to appoint Mr. Robert Ferraro of the law firm Bruno and Ferraro as Attorney for the Zoning Board for the year 2024 by Mr. Rutowski and seconded by Dr. Perez. A roll call vote was taken. Mr. Brickman abstained, all other members in favor, Mr. Ferraro was named Zoning Board Attorney for 2024.

Board Planner – Resolution #2024-2

A motion was made to appoint Colliers Engineering and Design as Planner for the Zoning Board for the year 2024 by Vice Chairman Flaherty and seconded by Ms. Nettleship – Carraher. A roll call vote was taken. With all members in favor, Colliers Engineering and Design was named Zoning Board Planner for 2024.

Board Engineer – Resolution #2024-3

A motion was made to appoint Neglia Engineering as Engineer for the Zoning Board for the year 2024 by Vice Chairman Flaherty and seconded by Mr. Brickman. A roll call vote was taken. With all members in favor, Neglia Engineering was named Zoning Board Engineer for 2024.

Board Secretary

A motion was made to appoint Tonya Janeiro as Secretary of the Zoning Board for the year 2024 by Dr. Perez and seconded by Mr. Brickman. A roll call vote was taken. With all members in favor, Tonya Janeiro was named Zoning Board Secretary for 2024.

Approval of 2024 Meeting Dates

The meeting dates are the third Tuesday of the month. A motion to approve the 2024 schedule of the Zoning Board meetings was made by Vice Chairman Flaherty and seconded by Ms. Nettleship – Carraher. With all members in favor, the 2024 dates were approved.

February 20	August 20
March 19	September 17
April 16	October 15
May 21	November 26 (4 th Tuesday of the month)
June 18	December 17
July 16	January 21, 2025 (2025 Reorganization)

Approval of Minutes

The minutes of December 19, 2023 were approved on a motion from Dr. Perez, seconded by Ms. Nettleship Carraher, and carried by all members eligible to vote.

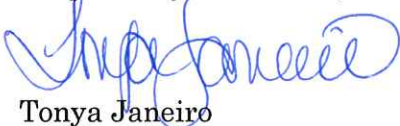
Board Discussion

No public members were present.

The next scheduled Zoning Board of Adjustment meeting will be on February 20, 2024.

The meeting was adjourned on a motion from Dr. Perez, seconded by Ms. Nettleship-Carraher, and carried by all.

Respectfully Submitted,


Tonya Janeiro

OATH OF OFFICE

STATE OF NEW JERSEY

COUNTY OF BERGEN

I, **Kevin Swift** do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey; that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the people, and that I will faithfully, impartially and justly perform all the duties of the office of a Zoning Board of Adjustment (term expires: 12/31/24) according to the best of my ability (So help me God).

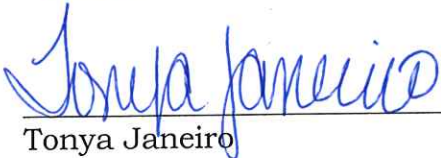
Sworn and subscribed to before me
this 16th day of JAN, 2024



(signature)



Attorney



Tonya Janeiro

Board Secretary

P.L. 2009, c.141

N.J.S.A.40A:9-9.1

N.J.S.A.41:1-3

N.J.S.A.41:2-1

Alternate #1

OATH OF OFFICE


STATE OF NEW JERSEY

COUNTY OF BERGEN

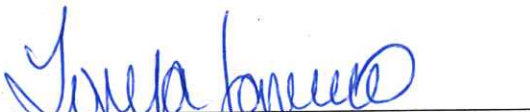
I, **Lynda Nettleship-Carraher** do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey; that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the people, and that I will faithfully, impartially and justly perform all the duties of the office of a Zoning Board of Adjustment (term expires: 12/31/27) according to the best of my ability (So help me God).

Sworn and subscribed to before me
this 16 day of JAN, 2024


(signature)



Attorney


Tonya Janeiro

Board Secretary

P.L. 2009, c.141

N.J.S.A.40A:9-9.1

N.J.S.A.41:1-3

N.J.S.A.41:2-1

OATH OF OFFICE

STATE OF NEW JERSEY

COUNTY OF BERGEN

I, **Jeff Rutowski** do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey; that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the people, and that I will faithfully, impartially and justly perform all the duties of the office of a Zoning Board of Adjustment (term expires: 12/31/27) according to the best of my ability (So help me God).

Sworn and subscribed to before me
this 16 day of Jan, 2024



(signature)



Attorney



Tonya Janeiro

Board Secretary

P.L. 2009, c.141

N.J.S.A.40A:9-9.1

N.J.S.A.41:1-3

N.J.S.A.41:2-1

Resolution #2024-1
1-16-2024

ZONING BOARD OF THE BOROUGH OF PARK RIDGE

RESOLUTION NO. 2024-1

WHEREAS, the Borough of Park Ridge Zoning Board (Board) is in need of professional legal services to serve as the attorney to the Board; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 *et seq.*) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute "professional services" which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, the Board finds that it would be in the best interests of the Borough of Park Ridge Zoning Board to award a contract for such services to Robert A. Ferraro Esq. of the firm Bruno and Ferraro pursuant to N.J.S.A. 19:44A-20.5 as a "Fair and Open" contract as defined therein; and

WHEREAS, the aforesaid contract shall be subject to adequate funds therefor pursuant to the 2024 Temporary Budget and 2023 Budget of the Borough of Park Ridge;

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of the Borough of Park Ridge that Robert A. Ferraro Esq., of the law firm of Bruno and Ferraro at 301 Route 17 North, Suite 211, Rutherford, New Jersey 07070, be retained to provide professional legal services for the Borough of Park Ridge Zoning Board for the year 2024 commencing January 1, 2024 and terminating December 31, 2024, and that the Board Chairman is hereby authorized to execute, and the Board Secretary to attest, an Agreement to carry out the foregoing, a copy of which is on file in the Office of the Board Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Park Ridge; and

BE IT FURTHER RESOLVED, that Robert A. Ferraro Esq. of the law firm of Bruno and Ferraro be required to comply with the requirements of N.J.S.A. 10:5-31 *et seq.* and N.J.A.C. 17:27; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and Borough Clerk and are available for public inspection.

Ayes: 6

Introduced by: *Jeff Rutkowski*

Nays: 0

Seconded by: *Greg Perez*

Abstentions: 1

Frank Pantaleo

Chairperson

Dated: January 16, 2024 Frank Pantaleo

ZONING BOARD OF THE BOROUGH OF PARK RIDGE

RESOLUTION NO. 2024-02

WHEREAS, the Borough of Park Ridge Zoning Board (Board) is in need of professional Planning services; and

WHEREAS, Colliers Engineering and Design, 101 Crawfords Corner Road, Suite 3400, Holmdel, NJ 07733, has submitted a proposal to perform such services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute "professional services" which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, the Board finds that it would be in the best interests of the Borough of Park Ridge Zoning Board to award a contract for such services to Colliers Engineering and Design, 101 Crawfords Corner Road, Suite 3400, Holmdel, NJ 07733, based on their experience pursuant to N.J.S.A. 19:44A-20.5 as a "Fair and Open" contract as defined therein; and

WHEREAS, the aforesaid contract shall be subject to adequate funds therefor pursuant to the 2024 Temporary Budget and 2023 Budget of the Borough of Park Ridge;

NOW, THEREFORE BE IT RESOLVED, by the Board of the Borough of Park Ridge Zoning Board that Colliers Engineering and Design, 101 Crawfords Corner Road, Suite 3400, Holmdel, NJ 07733, be retained to provide professional planning services for the Borough of Park Ridge Planning Board for a one year term commencing January 1, 2024, and terminating December 31, 2024, and that the Board Chairman is hereby authorized to execute, and the Board Secretary to attest, an Agreement to carry out the foregoing, a copy of which is on file in the Office of the Board Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Park Ridge; and

BE IT FURTHER RESOLVED, that Colliers Engineering and Design, 101 Crawfords Corner Road, Suite 3400, Holmdel, NJ 07733, be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and Borough Clerk and are available for public inspection.

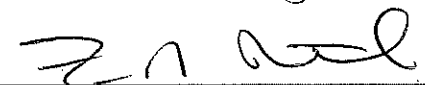
Ayes: 7

Introduced by: 

Nays: 0

Seconded by: Jake Flaherty
Lynda Nettleship Carrater

Abstentions: 0


Chairperson

Dated: January 16, 2024 Frank Pantaleo

ZONING BOARD OF THE BOROUGH OF PARK RIDGE

RESOLUTION NO. 2024-03

WHEREAS, the Borough of Park Ridge Zoning Board (Board) is in need of professional engineering services; and

WHEREAS, Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, NJ 07071, has submitted a proposal to perform such services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) authorizes the award of a professional services contract for such services without competitive bidding by reason that such services constitute "professional services" which are services rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship; and

WHEREAS, the Board finds that it would be in the best interests of the Borough of Park Ridge Zoning Board to award a contract for such services to Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, NJ 07071,, based on their experience pursuant to N.J.S.A. 19:44A-20.5 as a "Fair and Open" contract as defined therein; and

WHEREAS, the aforesaid contract shall be subject to adequate funds therefor pursuant to the 2024 Temporary Budget and 2023 Budget of the Borough of Park Ridge;

NOW, THEREFORE BE IT RESOLVED, by the Board of the Borough of Park Ridge Zoning Board that Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, NJ 07071, be retained to provide professional engineering services for the Borough of Park Ridge Zoning Board for a one year term commencing January 1, 2024, and terminating December 31, 2024, and that the Board Chairman is hereby authorized to execute, and the Board Secretary to attest, an Agreement to carry out the foregoing, a copy of which is on file in the Office of the Board Secretary and Borough Clerk and is available for public inspection, subject to the approval thereof by the Mayor and Council of the Borough of Park Ridge; and

BE IT FURTHER RESOLVED, that Neglia Engineering Associates, 34 Park Avenue, Lyndhurst, NJ 07071, be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a notice to be published in the manner provided by law setting forth the nature, duration, service and amount of the Agreement and that the resolution and Agreement are on file in the Office of the Board Secretary and Borough Clerk and are available for public inspection.

Ayes: 7

Introduced by: [Signature]

Nays: 0

Seconded by: Jake P. Roberts
[Signature]
Michael Brickman

Abstentions: 0

[Signature]

Dated: January 16, 2024 Frank Pantaleo Chairperson