

**BOROUGH OF PARK RIDGE  
ZONING BOARD  
OCTOBER 15, 2024 – 8:00 P.M.  
REGULAR MEETING MINUTES**

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

Chairman Pantaleo stated that the meeting was being held in accordance with the Open Public Meeting Act, P.L. 1975, Chapter 231.

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

**ROLL CALL BOARD:**

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

**Also Present:**

Mr. John Ferraro – Board Attorney	Present
Ms. Tonya Janeiro – Board Secretary	Present
Mr. John Dunlea – Board Engineer	Present

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS**

There was no public wishing to speak.

**APPROVAL OF MINUTES**

The minutes of September 17, 2024 were approved on a motion from Mr. Rutowski, seconded by Ms. Nettleship-Carraher, and carried by all members eligible to vote.

**RESOLUTION #2024-7**

**ZB24-6**

**Glenn Laga**

**5 Barker Court**

**Block 2504 / Lot 7**

**Addition**

A motion was made by Ms. Nettleship-Carraher to approve the memorializing resolution. The motion was seconded by Mr. Rutowski, and carried by a roll call vote as follows:

Ms. Nettleship-Carraher	Yes
Mr. Rutowski	Yes
Mr. Swift	Yes
Chairman Frank Pantaleo	Yes

**NEW APPLICATION**

**ZB24-7**

**Charles Kapr**

**16 Seibert Ct.**

**Block 2404 / Lot 8**

**Addition**

The following people were sworn in by Mr. Ferraro to offer testimony:

**Mr. Charles Kapr - Homeowner**

**16 Seibert Ct.**

**Park Ridge, NJ 07656**

**Joseph Bruno – Architect (Previously qualified before this Board).**

**29 Pascack Road**

**Park Ridge, NJ 07656**

**Applicant's Architect**

The following Exhibits were marked:

**Exhibit A-1 Cover sheet and six photographs.**

**Mr. Bruno spoke about the application. The applicant is proposing to construct a one-story addition to accommodate a new expanded kitchen with dining space, family room, master bedroom suite, expand the garage to allow a car to be parked in and a home office space.**

The applicant is seeking the following variances:

- **Front Yard Setback**
- **Side Yard Setback**
- **Maximum Dwelling Width**
- **Minimum Rear Yard**

The following are pre-existing non-conforming conditions:

- **Minimum Lot Width**
- **Minimum Street Frontage**
- **Minimum Lot Depth**

**Mr. Bruno went over Exhibit A-1 in detail.**

**The neighbor to the south has a portico with a 24.1 ft. setback.**

**Mr. Bruno pointed out the encroachments on the plans.**

**The size of the current garage would not permit a car to be parked in the garage.**

Board questions of Mr. Bruno:

Dr. Perez asked about the location of photograph number six.

Mr. Swift asked if the portico is the only front yard issue. Mr. Bruno said yes. Mr. Swift asked Mr. Bruno to go over some calculations.

Chairman Pantaleo asked if there was a previous variance or addition on the home. Mr. Bruno does not think so. Chairman Pantaleo asked if there was a slab or a basement. Mr. Bruno answered basement.

Mr. Rutowski asked questions pertaining to photograph three. They spoke about the street scape. Mr. Bruno said this property has a very tight building envelope and it was a challenge to design. He tried to minimize the ask on this Board as much as possible.

Mr. Swift asked if there are homes in the neighborhood with porticos. Mr. Bruno said yes.

Ms. Nettleship-Carraher asked about the location of the proposed addition and the driveway. Mr. Bruno said the driveway will remain the same dimensions.

Chairman Pantaleo asked about proposed lights. Mr. Bruno pointed out on the plans where the proposed lights will be installed. He said there will be no impact on the neighbors.

Mr. Kapr said currently there is no stormwater system on the property. Mr. Bruno said the front drainage is staying as is, but the rear drainage will not be captured.

Mr. Dunlea said a stormwater plan and engineered site plan will be required at the time the application is submitted to the building department.

Foundation plantings will be around the perimeter of the home. The plantings will be as deer resistant as possible. No shade trees will need to be removed.

The Board Planner is not on this application.

Mr. Swift asked if there would be a crawl space. Mr. Bruno said it has not yet been determined.

Open to the public. There was no public wishing to speak.

Dr. Perez commented that this is a good plan for this odd shaped lot.

A motion was made by Dr. Perez to grant the requested variances. The motion was seconded by Mr. Rutowski, and carried by a roll call vote as follows:

Mr. Curran	Yes
Ms. Nettleship-Carraher	Yes
Dr. Perez	Yes
Mr. Rutowski	Yes
Mr. Swift	Yes

Chairman Pantaleo                      Yes

Mr. Ferraro will draft a resolution that will be voted on at the November 26, 2024 Board of Adjustment meeting.

**CONTINUED APPLICATION**

**ZB24-3**

**LC Developers**

**260 Prospect Avenue**

**Block 2507 / Lot 5**

**Subdivision**

This application is a continuation of the June 18, 2024 hearing.

Attorney, Mr. Bruce Dexter from the law firm of Dexter & Kilcoyne was present as the attorney for the applicant.

The applicants' engineer, Mr. Tom Skrable whose office is located in Park Ridge, was sworn in and accepted as an expert witness. Mr. Skrable was not present at the previous hearing.

The plans dated March 11, 2024 were prepared by Engineer Mr. Tom Skrable and revised on August 1, 2024.

- Mr. Skrable spoke about the plan revisions.
- Removed a previous impervious area.
- Resurveyed the driveway area.
- Installed two additional catch basins – The seepage pit was originally just for the roof area, but now it will cover the roof and driveway area. There will be a total of four 1,000 galloon seepage pits.
- Added sidewalk along Prospect Street – They confirmed that no widening or easement would be required with the county.

Mr. Swift asked about the cul-de-sac. Mr. Skrable said there is no evidence of the cul-de-sac ever having been recorded. He said if there was a cul-de-sac they could eliminate most variances, but the town didn't want a cul-de-sac installed.

Mr. Rutowski said the existing home is a weird shape. Mr. Skrable said even if there was a cul-de-sac installed, the home orientation would not change.

Mr. Skrable said that the driveway circling around the home will be taken out and grass will be planted. Chairman Pantaleo asked about the encroachment issue with the neighbor on Lot 1.

Chairman Pantaleo asked about the low-lying area in the rear of the lot. Mr. Skrable said they are not touching it as there is not much that can be done there. A dry well system would be the only solution in that area, but there would still be standing water at times. Most of the water on the lot now drains to the rear of the property. With the proposed changes, the water will now be drained into the seepage pit.

Mr. Dunlea spoke about the proposed swales and inlets.

Mr. Dunlea said a maintenance agreement would also need to be in place for maintenance on the drainage system. Mr. Skrable said they could run the pipe out to the sidewalk. This would eliminate the pipes crossing both properties.

A county road opening permit would be required if they are opening Prospect Avenue.

A conversation took place regarding the proposed landscape berm. The concern is that it will trap water. It was decided that a pointed area at grade would be better.

Mr. Dunlea spoke about the cul-de-sac being shown on the tax map. He said new maps are being worked on now and this issue may correct itself.

Mr. Dickerson asked about the proposed driveway on Lot 5.02. The applicant said he will construct the driveway to code. Lot 5.01 will pave the driveway to the garage.

The meeting was open to the public to ask questions of Mr. Skrable.

Mr. Jameson Van Eck, Attorney for the neighbors at 268 Prospect Avenue asked if the applicant considered putting in a third inlet. Mr. Skrable said it is not necessary.

Mr. Van Eck spoke about the water pooling in the driveway area. He said his client has both curbing and drainage on his property.

Mr. Van Eck asked how the pipe will be pitched. Mr. Skrable said they do not have any of the vertical information yet and his client may need to move some utilities.

Mr. Van Eck asked how they will get out of the driveway. Mr. Skrable said a K-turn and 5.01 will have a larger turn around that will remain. No driving around the back of the home will be necessary. Mr. Van Eck asked why retain driveway if it is not being used. Mr. Skrable said they eliminated what they needed to eliminate a variance.

The existing curb will be reconfigured.

The landscape plan remains the same.

Chairman Pantaleo asked what the measurement was from the front of the garage to the property line. Mr. Skrable said 28 ½ ft. Mr.

Mr. Van Eck asked for a breakdown of trees. Mr. Chiellini said 20 shade trees and 18 arborvitaes; probably Green Giants.

Mr. Van Eck asked about the cul-de-sac. Mr. Skrable said he cannot answer questions as he did not design the cul-de-sac.

Mr. Van Eck asked about the alternate way to handle the drainage. Mr. Skrable described and mentioned a portion of 5.01 would run under the sidewalk.

Mr. Van Eck confirmed the three C Variances are for street frontage, lot width and for maximum dwelling width. Mr. Skrable confirmed.

Mr. Rutowski asked if the driveway was going to be paved. Mr. Skrable said yes.

Mr. Swift asked if this was a flag lot. Mr. Dexter said yes.

The applicant, Mr. Louis Chiellini, was sworn in by Mr. Ferraro.

It was asked what the previous issue with the neighbor was. Mr. Chiellini said drainage.

Mr. Chiellini said he has built a lot of homes in town. He will manage the water as much as possible on the lot. He mentioned that many of the homes in Hillsdale have raised their properties.

Mr. Curran asked about the standing water. It was answered that they sometimes have standing water at different times throughout the year.

Ms. Nettleship-Carraher asked if there is a tenant in the home now. Mr. Chiellini said yes, one.

The meeting was open to the public to make comments or ask questions.

Mr. Jameson Van Eck, Attorney for the neighbors at 268 Prospect Avenue spoke about this application. He doesn't believe this is an existing flag lot. He commented that this application is only serving a purpose for financial gain and will impact his client. He appreciated the assistance the applicant has offered to his client, but it is not enough as his client will now have a loss of privacy. Also, there are real issues with the driveway. He asked that this project be turned down.

Mr. Dexter spoke about the application. He said both lots will be considerably oversized. Mr. Dexter spoke about the previous planner testimony that spoke about all of the positive and negative criteria for this application. He asked the Board to look favorably on this application.

The Board discussed the application.

Ms. Nettleship-Carraher – You need to take the public into consideration when voting on an application.

Mr. Rutowski – Mentioned that he does not know an alternative development for this property.

Chairman Pantaleo – Said woods are beautiful, but this home has swamp like conditions that pose other issues. He is in favor of this application.

Jeff Rutowski – Are we exacerbating a problem like Mr. Van Eck mentioned?

Mr. Swift – Does not know if there is a burden to the neighbors as the drainage issue was fixed.

Chairman Pantaleo spoke about the drainage and the driveway. He said that parking in the rear of the home needs to stop.

Mr. Swift – The driveway is tight backing out.

Mr. Rutowski – County approval is needed.

Dr. Perez – Is conflicted on this application. He is not in favor of running the pipes across the two properties. The driveway is tight, but does not believe that is an issue for this board.

Ms. Nettleship-Carraher spoke about the future use of the property.

A D2 Variance is acknowledging the Pre-Existing Non-Conforming use. This application will be expanding a Non-Conforming use.

It was asked if someone wanted to knock this home down what can be built. It was answered, anything but the property is regulated by FAR and Gross Floor Area. Chairman Pantaleo said that this is not a question for this Board.

If the property is not sub-divided, a large home can exist on the lot.

Mr. Curran – Said he has heard no testimony on the driveway issue.

A motion was made by Mr. Rutowski to grant the requested variances with the following conditions:

- County approval received.
- The circling of the driveway on 5.01 is eliminated.
- Piping remains on driveway of 5.01 and travels to the sidewalk.
- No berms.
- Compliance with the Engineer and Planner reports.
- Driveway turning templates must be submitted.
- Driveway 5.02 must comply with borough driveway requirements.

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

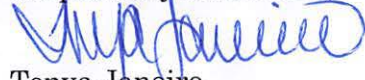
Mr. Curran	Yes
Ms. Nettleship-Carraher	No
Dr. Perez	Yes
Mr. Rutowski	Yes
Mr. Swift	Yes
Chairman Pantaleo	Yes

### BOARD DISCUSSION

Chairman Pantaleo stated that Mr. Brickman has taken a medical leave of absence until the new year.

The next meeting is scheduled for November 26, 2024. The meeting was adjourned on a motion from Dr. Perez, seconded by Ms. Nettleship-Carraher and carried by all.

Respectfully Submitted,



Tonya Janeiro

Resolution #2024-7  
Application #ZB24-6  
10-15-2024

**RESOLUTION**

BOROUGH OF PARK RIDGE

ZONING BOARD OF ADJUSTMENT

ZB 24-7

\*\*\*\*\*  
\*\*\*\*\*

WHEREAS, GLENN LAGA (hereinafter referred to as "Applicant"), being the owner of premises known as 5 Barker Court, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 7 in Block 2504 on the Tax Assessment Map for the Borough of Park Ridge, applied to the ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE (hereinafter referred to as "BOARD"), seeking variances in order to construct a second floor addition over the existing garage, a one story addition in the rear of the property, a deck, and a patio. The proposal is non-conforming in several respects, as follows:

	Requested	Required/Permitted
Rear Setback	27.9'	45'
Gross Floor Area	3572 sq. feet	4250 sq. feet
Patio setback	9.5'	10'

WHEREAS, the premises are located in the R-15 One Family Residential Zoning District as same is defined by the Zoning



Ordinance of the Borough of Park Ridge; and

WHEREAS, the BOARD has received the exhibits and documents with respect to this application as more particularly set forth on the list attached hereto and made part hereof; and

WHEREAS, the BOARD held a hearing in connection with the application, upon due notice as required by law, on September 17, 2024; and

WHEREAS, the BOARD has carefully considered the application, and all evidence and testimony submitted in connection therewith; and

WHEREAS, the BOARD voted to approve the aforesaid application following the close of the public hearing thereon on September 17, 2024, and the within resolution is a memorialization of said approval pursuant to N.J.S.A. 40:55D-10g (2).

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE that the BOARD hereby makes the following findings of fact:

1. The applicant is self-represented.
2. Applicant is the owner of premises located at 5 Barker Court in the Borough of Park Ridge, also known and designated as Lot 7 in Block 2504 on the Tax Map of the Borough of Park Ridge, a lot occupied by a 2-story residential dwelling.

3. The subject property is substantially irregular in shape which creates the need for the setback variance.

4. The existing property and structure also contain several pre-existing non-conformities including lot width, lot depth, and minimum rear yard.

5. The applicant testified about his reasons for requesting the variances, including his personal needs and the fact that he felt the request would have no detrimental impact to the neighborhood.

6. The applicant then called his architect, Joseph J. Bruno, who was sworn and qualified.

7. Mr. Bruno described the existing conditions and the proposed improvements. He stated that the second story addition would cover a portion of the existing garage and would not result in any change to the footprint. With regard to the request for a patio setback variance of .5', the applicant withdrew that request and advised that the applicant would remove the .5' from the plan and the proposal. Mr. Bruno described the deck which is essentially in the same place as the current deck and creates no violations. Mr. Bruno also described the proposed one-story addition. Air conditioning units will be either under the deck or otherwise not visible from the neighbors' properties. He stated that lighting would

consist of shielded sconces.

8. Mr. Bruno advised that the applicant will comply with all of the items set forth in the review letter from Neglia Engineering dated September 9, 2024, including, but not limited to, stormwater management.

9. The BOARD finds that the applicant has removed the request for a patio setback. The Board finds that the rear yard setback request is the same setback violation for the existing garage below it, and that it will not extend beyond the current setback. The Board finds that the improvements which result in a request for a gross floor area variance are warranted as the improvements will not also trigger any need for a side or rear yard setback variance. The Board finds that it may grant the requested variances pursuant to N.J.S.A. 40:55D-70(c) (1).

9. Moreover, the BOARD finds that:

(a) The granting of the variances will result in an improvement in the drainage on the property and the abutting properties.

(b) The granting of the variances will result in a substantial aesthetic improvement to the home.

(c) The approval of the one-story addition, which is the greatest factor in the need for a gross floor area

<p><b>EXHIBIT LIST</b></p> <p><b>BOROUGH OF PARK RIDGE ZONING BOARD</b></p>
---

---

APPLICANT:                ZB 24-6  
 ADDRESS:                 5 Barker Court  
 BLOCK:                 2504 LOT 7  
 ZONE:                    R-15

---

EXHIBIT:	ITEM NO.	DATE:
Park Ridge Denial of Application	1	April 26, 2024
Application of appeal to ZBA	2	May 3, 2024
Report of Neglia Engineering	3	September 9, 2024
Engineering Plan prepared by McClellan P.E	4	February 20, 2024
Architectural plan set by Joseph Bruno	5	revised through 4/23/2024
6 photos submitted by applicant	6	September 17, 2024
Google map photos	7	September 17, 2024

variance, will not result in any variance for side yard setback or rear yard setback.

(d) The rear yard setback is consistent with the existing setback violation and will have no negative effect on the neighborhood.

By reason of the foregoing, the BOARD finds that a decision to grant the variances required not result in any substantial detriment to the public good nor will same impair the intent and purpose of the zone plan or Zoning Ordinance of the Borough of Park Ridge.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE, by virtue of the foregoing, and pursuant to the authority of N.J.S.A. 40:55D-70(c)(1), the BOARD does hereby grant the Applicant's requested variances so as to permit the construction of the second floor addition, one-story addition, deck, and patio, as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD.

Ayes: 4

Nays: 0

Dated: October 15, 2024

Approved

Frank Pantaleo  
*[Signature]*

Introduced by:

Seconded by:

*[Signature]*  
Lynda Nettleship-Carraker

*[Signature]*  
Jeff Rutowski

variance, will not result in any variance for side yard setback or rear yard setback.

(d) The rear yard setback is consistent with the existing setback violation and will have no negative effect on the neighborhood.

By reason of the foregoing, the BOARD finds that a decision to grant the variances required not result in any substantial detriment to the public good nor will same impair the intent and purpose of the zone plan or Zoning Ordinance of the Borough of Park Ridge.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE, by virtue of the foregoing, and pursuant to the authority of N.J.S.A. 40:55D-70(c)(1), the BOARD does hereby grant the Applicant's requested variances so as to permit the construction of the second floor addition, one-story addition, deck, and patio, as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD.

Ayes: 4

Nays: 0

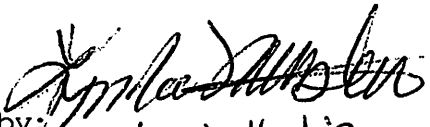
Dated: October 15, 2024


Approved

Frank Pantaleo

Introduced by:

Seconded by:

  
Lynda Nettleship-Carraker

  
Jeff Rutowski