BOROUGH OF PARK RIDGE
ZONING BOARD
JULY 21, 2026 8:00PM
REGULAR MEETING MINUTES

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

Vice Chairman Flaherty stated that the meeting was being held in accordance with the Open Public Meetings Act.

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

ROLL CALL BOARD

Chairman Pantaleo	Absent
Vice Chairman Flaherty	Present
Mr. Mike Curran	Absent
Mr. Jim Hespe	Present
Ms. Lynda Nettleship-Carraher	Present
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Absent
Mr. Kevin Swift – Alt. 1	Present
Mr. Peter Montalbano – Alt. 2	Present
Mr. Ram Ramcharan - Alt. 3	Present

Also Present:

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

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS

There were no members of the public wishing to speak.

APPROVAL OF MINUTES

The minutes of June 16, 2026 were approved on a motion from Dr. Perez, seconded by Mr. Hespe and carried by all members eligible to vote.

RESOLUTION #2026-08

ZB26-01
Eddie Abrahim
27 N 5th St.
Block 716 / Lot 7
Front Yard Setback - Steps

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

Vice Chairman Flaherty	Yes
Mr. Hespe	Yes
Ms. Nettleship-Carraher	Yes

Dr. Perez Yes
Mr. Swift Yes

NEW APPLICTION
ZB26-02
Burton Hall
98 N 5th Street
Block 1001 / Lot 26
Single-Family Home Addition

Proof of service is in order.

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

Mr. Joseph Bruno - Architect
29 Pascack Road
Park Ridge, NJ 07656

Mr. Burton Hall - Homeowner
98 N 5th Street
Park Ridge, NJ 07656

Exhibit A-1 was marked. One cover sheet and six photos. The photos are described as follows:

1. Photo Index
2. Front west elevation of the property.
3. Front west elevation view of the residence to the south of the subject property.
4. Front west elevation view of the residence to the north of the subject property.
5. View looking northward from the area of the proposed addition.
6. View looking west across north fifth street from the subject residence.

Mr. Hall gave some background on the home that was built in the 1860s. Mr. Hall is proposing to construct a bedroom on the first floor so he may age in place.

Mr. Bruno commented that the boxwood hedge shown on the plans will also be planted on the north and south sides.

Mr. Bruno went over the application.

The applicant is proposing to construct a one-story addition to the existing home.

The following variances are required:

- Side Yard Setback – 22.00' minimum is required, 15.4' exists and 18.0' is proposed.

The following are pre-existing non-conforming conditions:

- Side yard setback – 22.00' minimum is required, 15.4' is existing.

Mr. Bruno said this is an old home, and the location of this addition is the location that made the most sense. Mr. Hall was adamant that the addition should look original to the home.

The siding, windows, and shutters on the addition will match the original home.

Dr. Perez asked if there would be any trees removed. Mr. Bruno said one tree will need to be removed. They will comply with the tree removal ordinance.

Mr. Bruno spoke about the property's proposed stormwater management plan. He said a chamber will be buried underground. The applicant will follow the town stormwater ordinance.

Mr. Bruno explained why the addition could not be placed on the eastern side of the property. The proposed location was chosen due to functionality and esthetics.

Ms. Nettleship-Carraher asked if there was currently a stormwater chamber on the property. Mr. Bruno said no.

There are no windows on the north elevation.

Mr. Dunlea said a soil moving permit will be required. He requested that any comments made in his letter dated July 15, 2026, be included with the resolution.

Mr. Bruno said there will be no regrading of the site. The proposed addition will not interrupt the existing drainage pattern on site.

Vice Chairman Flaherty asked if the existing home has a basement. Mr. Bruno said yes. There will be a crawl space under the bedroom.

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

The following residents were sworn in by Mr. Ferraro:

Chris Somereau
Cynthia Somereau
88 N 5th Street
Park Ridge, NJ 07656

Exhibit S-1-8 was submitted by the Somereaus. It consists of eight photos taken of their backyard at 88 N 5th Street.

The Somereaus live three lots down, and their main concern is stormwater. Mr. Bruno said everything will be constructed in accordance with the borough ordinances. He explained the ground is high to low towards N. 5th Street, so there will be no need to regrade the property. Everything will remain as it is today, and a stormwater chamber will be installed. The only excavation that will take place on site is for the addition and the stormwater chamber.

Mr. Swift questioned the stormwater system. Mr. Bruno answered.

Dr. Perez asked if there are any exiting chambers on site. Mr. Bruno said no.

Board Discussion:

Dr. Perez said he appreciates the neighbors coming tonight. He feels better knowing no grading of the property will take place. The stormwater system will make the property even better. He is good with this application.

All members agreed with Dr. Perez.

A motion was made by Mr. Hespe to approve the application. The motion was seconded by Mr. Swift and carried by a roll call vote as follows:

Mr. Jim Hespe	Yes
Ms. Lynda Nettleship-Carraher	Yes
Dr. Perez	Yes
Mr. Kevin Swift	Yes
Mr. Peter Montalbano	Yes
Mr. Ram Ramcharan	Yes
Vice Chairman Flaherty	Yes

Mr. Ferraro will draft a resolution that will be voted on at the next Board of Adjustment meeting.

<u>NEW APPLICAITON</u>
ZB26-04
Jonathan & Danielle Schwartz
10 Tulip Ct.
Block 2303 / Lot 51
Roof Over Existing Rear Patio / Covered Front Porch

Proof of service is in order.

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

Mr. Thomas Mesuk - Architect
197 Valley Boulevard
Wood-Ridge, NJ 07075

Ms. Danielle-Schwartz - Homeowner
10 Tulip Court
Park Ridge, NJ 07656

Mr. Mesuk gave his background and experience and was accepted as an expert witness.

Mr. Mesuk went over the application. The applicant proposes to construct a roof over the rear yard existing patio and a new covered front porch. Both structures will not be enclosed.

The following variances are requested:

MINIMUM FRONT YARD
Required - 30 FT.
Proposed - 27.83 FT.
Variance -2.17 FT.

MINIMUM REAR YARD
Required - 45 FT.
Proposed - 5FT.
Variance - 40 FT.

MAXIMUM BUILDING COVERAGE
Required - 20%
Existing - 26.2%
Variance - 6.2%

MAXIMUM IMPERVIOUS COVERAGE
Required - 35%
Proposed - 38.1%
Variance – 3.1%

PENC: Minimum lot area / Minimum lot depth / Minimum rear yard / Maxium building coverage / Maximum impervious coverage / Non-conforming patio exists with no permit's issues.

The applicant has agreed to comply with the July 15, 2026, review letter from Neglia Engineering.

Ms. Schwartz said the patio existed when the home was purchased 21 years ago. They did make the patio smaller than what was originally there.

The applicant came for a variance in 2013 for a home addition and received all approvals. Then decided not to go ahead with the project due to cost.

They have the only ranch home located on Tulip Court.

Mr. Hespe asked about the neighbor behind them on Rock Avenue. Ms. Schwartz believes they are in an R-20 zone, and their home is set back closer to Rock Avenue.

Dr. Perez asked how the water on the property would be managed. Mr. Mesuk said a seepage pit will be installed.

Mr. Hespe asked about the existing fire pit. Ms. Schwartz said it will be removed.

The meeting was open to the public to ask questions or make comments on this application. There were no members of the public present.

Vice Chairman Flaherty asked how far the rear neighbor's home is on rock. Ms. Schwartz said they are set back closer to Rock Avenue.

Mr. Hespe said his only concern is with the patio being so close to the property line. He is familiar with the properties, and the rear yard neighbor is set back very far. Ms. Schwartz said the neighbor would have come in support of this application if she asked them to.

Board discussion:

Mr. Hespe has no issues with this application. He doesn't like the rear yard setback, but since the home on Rock Avenue is so far from their rear yard, he has no issues.

Vice Chairman Flaherty mentioned that the stormwater management will be an improvement.

Mr. Swift said this is an undersized lot to start with.

Vice Chairman Flaherty asked the applicant if they have any plans to enclose the rear yard covered patio. Ms. Schwartz said no.

BOARD DISCUSSION

No board discussion took place.

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

Respectfully Submitted,

Tonya Janeiro

Resolution #2026-09
Application #2026-01
7-21-26

RESOLUTION

BOROUGH OF PARK RIDGE

ZONING BOARD OF ADJUSTMENT

RESOLUTION #2026-09

****
****

WHEREAS, Eddie Abrahim (hereinafter referred to as "Applicant"), being the owner of premises known as 27 North 5th Street, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 7 in Block 716 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 a variance for front yard setback relating to the front stairs, in order to construct a single family residence on the subject lot. The proposal is non-conforming, as follows:

A. Minimum front yard setback is required to be 25 feet. The proposed front yard setback is 17.13 feet, which is deficient by 7.87 feet, requiring a variance.

WHEREAS, the property is in the R-10 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; and

WHEREAS, the BOARD held a hearing in connection with the application, upon due notice as required by law, which concluded on June 16, 2026; 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 June 16, 2026, 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 and conclusions of law:

1. The applicant is the owner of premises located at 27 North 5th Street, in the Borough of Park Ridge, also known and designated as Lot 7 in Block 716 on the Tax Map of the Borough of Park Ridge, a lot to be occupied by a one family residential dwelling.

2. The applicant's proposal provides for a violation of the front yard setback as set forth above.

3. The applicant's engineer, Steven Koestner, was sworn and qualified. He testified about the proposed plan. He stated that

the front steps have been turned sideways, parallel to the front elevation so as to limit the amount of front yard setback variance being requested. He further testified that there is a large slope on the property, from rear to front. He stated that the applicant is removing much of the prior proposed retaining walls in the front yard and is grading the property by sloping it down. There will remain approximately 10 feet of retaining walls that are now more than 8 feet from the property line and therefore do not violate the setback required for retaining walls.

4. The Board also addressed the issue of drainage on the property due to the severe slope. The applicant agreed to install another underground 500-gallon basin to the left of the proposed driveway to be approved by the Board's engineer. There is a roof leader that currently is proposed to make several turns and goes over the garage and down, which the applicant has agreed to redirect so that it travels the most direct route into the new basin.

5. The subject lot has a substantial grade change which warrants the approval of the variance as aforesaid.

6. The Board finds that there are no negative effects to the zone plan or the neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE, by virtue of the foregoing, the BOARD does hereby grant the Applicant's requested variance, so as to permit the improvements, as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD, subject to the following conditions:

1. The applicant will add a second 500 gallon stormwater basin south of the driveway and will direct the roof leader to the new basin in the most direct path.

2. The applicant will comply with all applicable rules, regulations, ordinances, and statutes of any entity having jurisdiction over the property.

Motion made on June 16, 2026, by: Jim Hespe

Motion Seconded by: Jake Flaherty

Ayes: 7

Nays: 0

Motion to approve resolution made on July 21, 2026

by: Lynda Nettleship-Carraher

Motion Seconded by: Jim Hespe

Ayes: 5

Nays: ~~0~~

Abstentions: ~~0~~

Dated:July 21, 2026

EXHIBIT LIST

BOROUGH OF PARK RIDGE ZONING BOARD

APPLICANT: Z26-01 Eddie Abrahim
ADDRESS: 27 Noth Fifth Street
BLOCK: 1716 LOT 7
ZONE: R-10

EXHIBIT:	ITEM NO.	DATE:
Application of appeal to ZBA	1	February 10, 2026
Revised Exhibit engineering plan prepared by Steven Koestner P.E.	2.	June 3, 2026

July 15, 2026

Via: E-Mail

Borough of Park Ridge
53 Park Avenue
Park Ridge, New Jersey 07656

Attn.: Ms. Tonya Janeiro, Secretary

Re: **Variance Application – Engineering Review**
98 North Fifth Street (Block 1001, Lot 26)
Borough of Park Ridge, Bergen County, New Jersey
Neglia File No.: PKRDSPL26.024

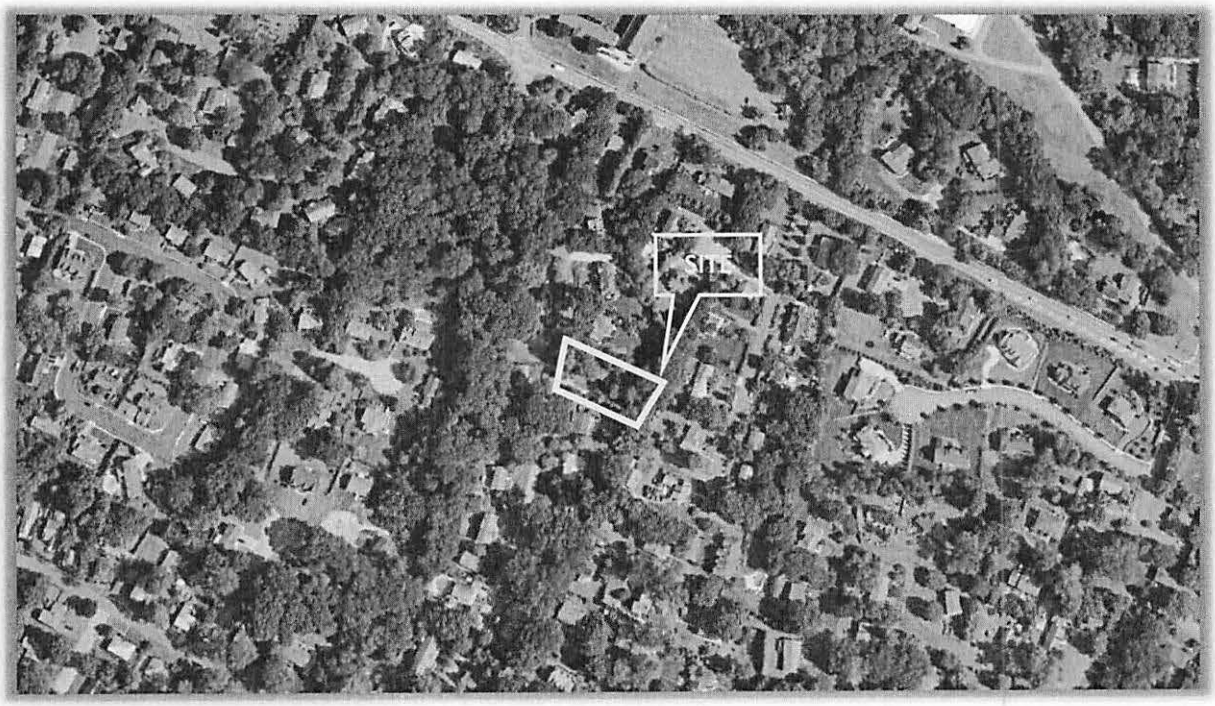
Dear Chairman Pantaleo and Honorable Board Members:
As requested, we have reviewed the recently submitted Variance Application. The submittal included the following documents:

- A Borough of Park Ridge Denial of Application, prepared by Tonya Janeiro, dated March 26, 2026;
- A Borough of Park Ridge Zoning Review Application, dated March 25, 2026;
- A Borough of Park Ridge Application of Appeal to the Zoning Board of Adjustment, dated April 6, 2026 (received April 8, 2026);
- Certification of Payment of Taxes, dated April 6, 2026 (complete);
- Certification of Applicant, dated April 4, 2026 (complete);
- Letter from architect re: the nature of variance relief sought, prepared by Joseph J. Bruno, A.I.A., undated;
- Owner's Affidavit / Authorization – Individual, dated April 4, 2026 (complete);
- Signed but unsealed survey, entitled "Property Survey, Property Situated in: Borough of Park Ridge, Bergen County, New Jersey," prepared by Christopher Lantelme, P.E. & L.S., of Lantelme, Kurens, & Associates, dated January 8, 2024, last revised March 19, 2026; and
- Signed and sealed architectural plan set consisting of two (2) sheets, entitled "Addition and Alterations for the Hall/Larsson Residence, 98 N Fifth Street, Park Ridge, New Jersey," prepared by Joseph J. Bruno, A.I.A., of Joseph J. Bruno, A.I.A., Architect, dated March 19, 2026, revised through April 03, 2026.

1. **Property Description**

The subject property is a single lot identified as Block 1001, Lot 6 and is commonly known as 98 N Fifth Street. The lot is an irregular-shaped lot located along the easterly side of N Fifth Street, between the West Grand Avenue and Colony Avenue intersections. The property is approximately 19,489 square feet (0.45 acres), and is located within the R-20 Zone, per the Borough of Park Ridge Zoning Map.

The existing site is currently occupied by a 1 ½ story frame dwelling, with a covered side porch, gravel driveway, brick entrance walkway, side yard deck, and two (2) detached structures. The Applicant proposes to construct a one-story addition along the westerly dwelling façade, along with interior modifications to accommodate the first-floor bedroom addition. The proposed improvements will also consist of the construction of an associated stormwater management system to accommodate the overall increase in impervious coverage, as well as landscaping improvements.



2. Completeness Review

Neglia previously issued a completeness review of the subject application and recommended that the application be deemed **complete**. Overall, Neglia takes no exception to this application being heard by the Zoning Board of Adjustment. **However, any outstanding comments provided within our previously issued completeness review letter remain applicable and shall be addressed prior to or by way of submission(s) at the Board hearing.**

3. Variance / Waivers

Neglia defers to the Board Planner and/or Borough with respect to variances, waivers, and other elements specifically requiring zoning review as it relates to the Borough of Park Ridge Ordinances.

4. Engineering Comments

4.1. At such time as a hearing is scheduled regarding this matter, a representative or owner of the project site shall be presented to address questions from the board.

4.2. The Applicant is advised that any import or export of soil to/from the site will be subject to the submission of a Soil Movement Application. A soil movement application shall be submitted if this variance application is granted approval. The Applicant shall note that the soil movement application contains specific checklist items that require submittal for completeness and review. Therefore, additional engineering comments may be provided upon formal submittal of the Soil Movement Application.

4.3. The Applicant proposes improvements that will result in an increase in building coverage of 232 square feet as compared to the existing conditions, which is considered a di minimis increase. As such, the Applicant is required to provide on-site stormwater storage volume equivalent to a two (2) inch rainfall over the net increase in impervious area. Therefore, the minimum required storage volume is determined as: (232 square feet) x [(2 in.)/(12 in./ft.)] = 38.667 cubic feet (approximately 289 gallons). The architectural plan set illustrates a proposed stormwater chamber with sufficient capacity. However, should the Board look favorably upon this application, the

Applicant shall submit an engineered site plan illustrating the proposed stormwater storage chamber location, associated construction details, and proposed roof leader pipe connections to the same. Testimony addressing the same shall be provided at the Board hearing.

4.4. In continuation of Comment #4.3 above, should the Board look favorably upon this application, the Applicant shall provide an engineered site plan illustrating the proposed grading conditions, as well as all construction details associated with the proposed site improvements.

4.5. The design and construction of the proposed seepage pits shall conform to the New Jersey Stormwater Best Management Practices Manual's Standard for Infiltration Basins. The Following comments pertaining to the same shall be addressed prior to construction, if granted approval:

- Testing:
  - The Applicant shall perform a percolation/permeability test in the vicinity of each proposed infiltration measure to determine percolation rates AND the seasonally high-water table of the subsoils below.
  - The Applicant shall notify Neglia a minimum of 48 hours in advance of this testing so that a representative of our office may be present for the testing, as required.
  - The Applicant shall provide a signed and sealed copy of all testing results and information prepared by a Licensed Professional Engineer to the Building Department, who will subsequently issue them to Neglia for review.
- Design:
  - The bottom of the infiltration structure or stone, where applicable, shall be no less than two feet above the seasonal high groundwater table or bedrock.
  - The tested percolation rates shall be a minimum of 1.0 inches per hour, per NJDEP guidelines. Design percolation rates shall include a factor of safety of two for a design percolation rate of 0.5 inches per hour.
  - The Applicant shall provide calculations verifying that all proposed seepage pits will fully drain within 72 hours.
  - Should percolation testing yield unacceptable results, the Applicant shall provide a revised design which does not rely on infiltration.

4.6. The Applicant shall note that the northern side yard setback and building height data indicate that these values are subject only to the proposed addition. The existing side yard dimension of the original dwelling is still in effect as this is less compliant than that of the addition. The provided zoning table shall be revised accordingly.

4.7. The Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction. The Applicant shall be responsible for any damage to neighboring or public properties during construction. Notation indicating the same shall be added to the aforementioned required engineered site plan.

4.8. Based upon the nature of the proposed improvements, it does not appear that any lighting improvements are included as part of this application. However, the Applicant shall provide testimony confirming the same. Any proposed lighting improvements shall be situated so as not to adversely impact any adjacent properties.

4.9. The Applicant is proposing minor landscaping improvements within the rear of the property. Testimony addressing the same shall be provided at the Board hearing.

4.10. The Applicant shall ensure that all disturbed work areas are stabilized with topsoil, seed, hay, and straw mulch to ensure lawn growth. Notation indicating the same shall be added to the aforementioned required engineered site plan.

4.11. The Applicant shall ensure that stormwater runoff does not negatively affect neighboring properties, during and after construction. Any damages caused by an increase in runoff or improper drainage shall be repaired by the Applicant. Any damages incurred to surrounding public or private property as a result of construction shall be repaired by the Applicant. Notation indicating the same shall be provided on aforementioned required engineered site plan.

4.12. The Applicant shall provide testimony at the Board Hearing addressing any existing or proposed deed restrictions, easements, or covenants or lands dedicated to public use which may exist on subject property.

4.13. Any damages incurred to surrounding public or private property as a result of construction shall be repaired by the Applicant. Notation indicating the same shall be provided on aforementioned required engineered site plan.

4.14. The Applicant shall note that any demolition and/or construction material disposal shall be disposed of in accordance with all applicable regulations. Notation indicating the same shall be provided on aforementioned required engineered site plan.

4.15. The Applicant is responsible for ensuring that any and all soils imported to the site are certified clean soils as identified by the current NJDEP Residential Standards, with a copy of the said certification provided to the Building Department and Neglia for all soils. No recommendation for Certificate of Occupancy / Construction Completion will be provided without this certification.

4.16. The operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any street, sidewalk, public place, or within any other private property. Any soil tracked onto the street must be immediately removed. If tracked soil remains overnight, the DPW shall remove it and assess the Applicant for those costs.

5. <u>Final Comments</u>

5.1 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.

5.2 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.

5.3 The above comments are based on a review of materials submitted and/or testimony provided to date. Neglia reserves the right to provide new or updated comments as additional information becomes available.

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

Very truly yours,
Neglia Group

John J. Dunlea, P.E., P.P., C.M.E.
Board Engineer
Borough of Park Ridge

cc: Robert Ferraro, Esq. – Board Attorney *(via e-mail)*
Burton Hall – Applicant (*via e-mail*)
Joseph J. Bruno, R.A., A.I.A. Applicant's – Architect (*via e-mail)*

July 15, 2026

Via: E-Mail

Borough of Park Ridge
53 Park Avenue
Park Ridge, New Jersey 07656

Attn.: Ms. Tonya Janeiro, Secretary

Re: **Variance Application – Engineering Review**
10 Tulip Court (Block 2303, Lot 51)
Borough of Park Ridge, Bergen County, New Jersey
Neglia File No.: PKRDSPL26.022

Dear Chairman Pantaleo and Honorable Board Members:
As requested, we have reviewed the recently submitted Variance Application. The submittal included the following documents:

- A Borough of Park Ridge Denial of Application, prepared by Tonya Janeiro, dated October 16, 2025;
- A Borough of Park Ridge Zoning Review Application, dated December 10, 2025 (received December 9, 2025);
- A Borough of Park Ridge Application of Appeal to the Zoning Board of Adjustment, dated April 21, 2026 (received May 1, 2026);
- Signed survey, entitled "Property Survey, Property Situated in: Borough of Park Ridge, Bergen County, New Jersey," prepared by Christopher Lantelme, P.E. & L.S., of Lantelme, Kurens, & Associates, dated November 7, 2025; and
- Signed and sealed architectural plan set consisting of five (5) sheets, entitled "New Front & Rear Covered Porches For: Schwartz Residence, 10 Tulip Court, Park Ridge, New Jersey," prepared by Thomas J. Mesuk, A.I.A., of Thomas J. Mesuk, Architect, L.L.C., dated August 5, 2025.

1. Property Description

The subject property is a single lot identified as Block 2303, Lot 51 and is commonly known as 10 Tulip Court. The lot is a rectangular lot located at the terminus of the Tulip Court cul-de-sac. The property is approximately 12,089 square feet (0.28 acres), and is located within the R-15 Zone, per the Borough of Park Ridge Zoning Map.

The existing site is currently occupied by a 1 story frame dwelling, with a covered front porch, gravel driveway, concrete entrance walkway, rear concrete patio, and one (1) detached structure. The Applicant proposes to construct an addition in the rear yard to cover the existing concrete patio, along with a new front covered porch. An image has been provided below for site orientation purposes.

2. **Completeness Review**

Neglia previously issued a completeness review of the subject application and recommended that the application be deemed **complete**. Overall, Neglia takes no exception to this application being heard by the Zoning Board of Adjustment. **However, any outstanding comments provided within our previously issued completeness review letter remain applicable and shall be addressed prior to or by way of submission(s) at the Board hearing.**

3. **Variance / Waivers**

Neglia defers to the Board Planner and/or Borough with respect to variances, waivers, and other elements specifically requiring zoning review as it relates to the Borough of Park Ridge Ordinances.

4. **Engineering Comments**

4.1. At such time as a hearing is scheduled regarding this matter, a representative or owner of the project site shall be presented to address questions from the board.

4.2. The Applicant is advised that any import or export of soil to/from the site will be subject to the submission of a Soil Movement Application. A soil movement application shall be submitted if this variance application is granted approval. The Applicant shall note that the soil movement application contains specific checklist items that require submittal for completeness and review. Therefore, additional engineering comments may be provided upon formal submittal of the Soil Movement Application.

4.3. The Applicant proposes improvements that will result in an increase in impervious coverage of 139 square feet as compared to the existing conditions. As such, the Applicant is required to provide on-site stormwater storage

volume equivalent to a two (2) inch rainfall over the net increase in impervious area. Therefore, the minimum required storage volume is determined as: (139 square feet) x [(2 in.)/(12 in./ft.)] = 23.17 cubic feet (approximately 173 gallons). The Applicant is required to provide stormwater management improvements to accommodate for the increase in impervious coverage onsite. The Applicant shall revise the submitted plan set accordingly and provide construction details demonstrating the same. Testimony addressing the same shall be provided at the Board hearing.

4.4. In continuation of Comment #4.3 above, should the Board look favorably upon this application, the Applicant shall provide an engineered site plan illustrating the proposed grading conditions, as well as all construction details associated with the proposed site improvements.

4.5. The design and construction of the required stormwater management system shall conform to the New Jersey Stormwater Best Management Practices Manual's Standard for Infiltration Basins. The Following comments pertaining to the same shall be addressed prior to construction, if granted approval:

- Testing:
  - The Applicant shall perform a percolation/permeability test in the vicinity of each proposed infiltration measure to determine percolation rates AND the seasonally high-water table of the subsoils below.
  - The Applicant shall notify Neglia a minimum of 48 hours in advance of this testing so that a representative of our office may be present for the testing, as required.
  - The Applicant shall provide a signed and sealed copy of all testing results and information prepared by a Licensed Professional Engineer to the Building Department, who will subsequently issue them to Neglia for review.
- Design:
  - The bottom of the infiltration structure or stone, where applicable, shall be no less than two feet above the seasonal high groundwater table or bedrock.
  - The tested percolation rates shall be a minimum of 1.0 inches per hour, per NJDEP guidelines. Design percolation rates shall include a factor of safety of two for a design percolation rate of 0.5 inches per hour.
  - The Applicant shall provide calculations verifying that all proposed seepage pits will fully drain within 72 hours.
  - Should percolation testing yield unacceptable results, the Applicant shall provide a revised design which does not rely on infiltration.

4.6. The Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction. The Applicant shall be responsible for any damage to neighboring or public properties during construction. Notation indicating the same shall be added to the aforementioned required engineered site plan.

4.7. Based upon the nature of the proposed improvements, it does not appear that any lighting improvements are included as part of this application. However, the Applicant shall provide testimony confirming the same. Any proposed lighting improvements shall be situated so as not to adversely impact any adjacent properties.

4.8. The Applicant shall ensure that all disturbed work areas are stabilized with topsoil, seed, hay, and straw mulch to ensure lawn growth. Notation indicating the same shall be added to the aforementioned required engineered site plan.

4.9. The Applicant shall ensure that stormwater runoff does not negatively affect neighboring properties, during and after construction. Any damages caused by an increase in runoff or improper drainage shall be repaired by the Applicant. Any damages incurred to surrounding public or private property as a result of construction shall be

repaired by the Applicant. Notation indicating the same shall be provided on aforementioned required engineered site plan.

4.10. The Applicant shall provide testimony at the Board Hearing addressing any existing or proposed deed restrictions, easements, or covenants or lands dedicated to public use which may exist on subject property.

4.11. Any damages incurred to surrounding public or private property as a result of construction shall be repaired by the Applicant. Notation indicating the same shall be provided on aforementioned required engineered site plan.

4.12. The Applicant shall note that any demolition and/or construction material disposal shall be disposed of in accordance with all applicable regulations. Notation indicating the same shall be provided on aforementioned required engineered site plan.

4.13. The Applicant is responsible for ensuring that any and all soils imported to the site are certified clean soils as identified by the current NJDEP Residential Standards, with a copy of the said certification provided to the Building Department and Neglia for all soils. No recommendation for Certificate of Occupancy / Construction Completion will be provided without this certification.

4.14. The operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any street, sidewalk, public place, or within any other private property. Any soil tracked onto the street must be immediately removed. If tracked soil remains overnight, the DPW shall remove it and assess the Applicant for those costs.

5. **Final Comments**

5.1 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.

5.2 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.

5.3 The above comments are based on a review of materials submitted and/or testimony provided to date. Neglia reserves the right to provide new or updated comments as additional information becomes available.

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

Very truly yours,
Neglia Group

John J. Dunlea, P.E., P.P., C.M.E.
Board Engineer
Borough of Park Ridge

cc: Robert Ferraro, Esq. – Board Attorney *(via e-mail)*
Jonathan & Danielle Schwartz – Applicant (*via e-mail*)
Thomas J. Mesuk, A.I.A. – Applicant's Architect (*via e-mail)*