BOROUGH OF PARK RIDGE
PLANNING BOARD
NOTICE OF PUBLIC HEARING

Re: Application of Marc Moschella (the "Applicant")
94 Rivervale Road; Block 2007, Lot 3 (the "Property")

PLEASE TAKE NOTICE that on **September 9, 2026** at 8:00p.m., or as soon thereafter as the matter can be heard, the above named applicant will apply to the Borough of Park Ridge Planning Board (the "Board") in the Council Chambers of the Municipal Building located at 55 Park Avenue, Park Ridge, New Jersey 07656 for the purpose of reviewing and taking action on the application for development of Marc Moschella for property known as 94 Rivervale Road, Park Ridge, New Jersey 07656 also known as Lot 3, Block 2007 on the current tax assessment map of the Borough of Park Ridge (the "Property").

The Property is a corner lot with frontage along Rivervale Road to the East and Lillian Street to the South, contains a lot area of 20,035 square feet and is located in the Borough's R-15 Zone.

Pursuant to N.J.S.A. 40:55D-47, the Applicant is before the Board seeking minor subdivision approval to divide the Property into two (2) new single-family building lots (Proposed Lot 3.01 and Proposed Lot 3.02), each of which will be improved with a new single-family dwelling and other associated improvements. Proposed Lot 3.01 will be an interior lot with frontage along Lillian Street and Proposed Lot 3.02 will be a corner lot with frontage along Lillian Street and Rivervale Road with the home on Proposed Lot 3.02 fronting on Rivervale Road.

The creation of Proposed Lot 3.01 and Proposed Lot 3.02 requires "c" or "bulk" variance relief, sought pursuant to N.J.S.A. 40:55D-70(c)(1) & (c)(2), as follows:

As to Proposed Lot 3.01:

- Minimum Lot Area: (15,000 SF Minimum Required v. 10,120 SF Proposed);
- Minimum Lot Width: (100' Minimum Required v. 75' Proposed); and
- Minimum Lot Depth: (150' Minimum Required v. 134.9' Proposed);

As to Proposed Lot 3.02:

- Minimum Lot Area: (15,000 SF Minimum Required v. 9,914 SF Proposed);
- Minimum Lot Depth: (150' Minimum Required v. 75' Proposed);
- Minimum Rear Yard Setback: (45' Minimum Required v. 18' Proposed); and
- Minimum Rear Yard Setback as to Patio: (18' Minimum Required v. 7' Proposed).

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In addition to the foregoing described approvals, the Applicant will also seek the Board's approval for any and all exceptions, waivers, variances and other incidental relief, including checklist waivers, that may be required or deemed necessary by the Board and/or its professionals after or during its review of this application, together with any further relief that may be deemed necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same.

Measurements, percentages and other calculations provided in this notice are in accordance with the development plans filed with the application. Please note that to the extent plan and/or application revisions are made during the hearing process, these measurements, percentages and other calculations will likely change, as will the associated relief required. The Applicant reserves the right to amend its application accordingly.

At said time and place, you, or your agent or attorney, may appear before the Board to present any comments you may have in connection with this application. The application and supporting materials will be available for public review at least ten (10) days prior to the aforesaid meeting Monday through Friday from 9:00 a.m. – 4:00 p.m. in the office of the Planning Board located in the Municipal Building. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

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