

**BOROUGH OF PARK RIDGE  
ZONING BOARD OF ADJUSTMENT  
January 19, 2016  
REORGANIZATION AND REGULAR MEETING**

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

2015 Chairman Raman 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 2016 BOARD**

The following newly appointed and reappointed members of the Board were then sworn in by Mr. Rupp.

William Walker, Regular Member  
4 Year Term, Expires 12/31/19

John Sigillito, Regular Member  
4 Year Term, Expires 12/31/19

Thomas Lepore, Alternate #1  
Filling Unexpired 2 Year Term vacated by John Sigillito, Expires 12/31/16

Eric Wagner, Alternate #2  
2 Year Term, Expires 12/31/17

**Roll Call Board:**

Mr. Sid Raman	Present
Mr. Robert Brennan	Absent
Mr. Jake Flaherty	Absent
Mr. Thomas Hoskins	Present
Mr. William Walker	Present
Dr. Eric von der Lieth	Absent
Mr. John Sigillito	Present
Mr. Tom Lepore, Alt. #1	Present
Mr. Eric Wagner, Alt. #2	Present

**Also Present:**

Mr. William Rupp	Board Attorney
Mr. Robert Ludwig	Zoning Officer
Ms. Eve Mancuso	Board Engineer

**ELECTION OF OFFICERS**

**Chairman**

Mr. Hoskins made a motion to elect Mr. Raman as the 2016 Chair. The motion was seconded by Mr. Walker and approved by all.

**Vice-Chairman**

Mr. Raman then made a motion to elect Mr. Flaherty Vice-Chair. The motion was seconded by Mr. Walker and approved by all.

**Secretary**

Mr. Sigillito made a motion to elect Mr. Walker as Secretary. The motion was seconded by Mr. Hoskins and approved by all.

**BOARD APPOINTMENTS**

The board agreed to the following appointments for 2016:

Board Attorney	Mr. William Rupp of Winne-Banta
Board Engineer	Ms. Eve Mancuso of Brooker Engineering
Board Planner	Ms. Brigette Bogart of Bogart Planning

**2016 MEETING DATES**

The following meeting dates were approved for 2016 meetings

January 19	July 19
February 16	August 16
March 15	September 20
April 19	October 18
May 17	November 8 (second Tuesday)
June 21	December 20

January 17, 2017 Reorganization

**REGULAR MEETING**

**APPROVAL OF MINUTES**

October 20, 2015

Mr. Hoskins made a motion to approve the minutes. The motion was seconded and approved by all.

**APPLICATION #ZBA 15-15**

**Timothy Kalkay**

**Block 1905, Lot 2**

**Woodland St.**

**Rear Yard Setback, FAR, Patio Setback, Undersized Lot and Lot Depth**

Sworn in by Mr. Rupp to offer testimony were:

Ms. Linda Del Nobile Menze (Architect and Planner)  
299 Park Ave.  
Park Ridge, NJ

Tim Kalkay (homeowner)  
30-14 Norwood Dr.  
Fairlawn, NJ

Ms. Del Nobile Menze described the lot as an undeveloped wooded lot at the corner of Kinderkamack Rd. and Woodland St. Ms. Del Nobile Menze stated that they have made some changes to the plans since the original submission and will not be asking for a height variance or patio setback. They will be seeking an FAR variance as well as a rear yard setback.

She further stated that they brought the pitch of the roof down from the original proposal in order to comply with height requirements. It is now 31.5'. Ms. Del Nobile Menze then testified that while they are seeking a rear yard variance, there is 71' between the proposed home and the neighbor on Kinderkamack Rd. due to the spacing of that home. The variance will not be visually noticeable as you travel along Kinderkamack Rd. The variances are necessitated by the fact that the lot is undersized for the zone. She feels that the surrounding homes are comparable in size and scale and therefore the FAR variance is appropriate.

Mr. Walker asked why the garage was placed on the side nearer the intersection. Ms. Del Nobile Menze stated that the grade was too high on the other side.

He also asked why they are not proposing a two-car garage, as most new homes do not have a one-car garage.

Ms. Del Nobile Menze stated that they felt one car was appropriate scale and other new homes are built with one-car garages, she cited 51 Terrace as an example.

Mr. Raman asked why the proposed garage is not placed underneath the home.

Ms. Del Nobile Menze stated that it would not work with the grade of the property.

Mr. Wagner asked why the house is not oriented toward Kinderkamack Rd.

Ms. Del Nobile Menze stated she was following the ordinance requirements of where the front of the home must be.

There was a discussion to clarify the ordinance.

Mr. Kalkay stated that he is building the home for his mother to live in and she was sworn in by Mr. Rupp to provide testimony.

Viky Kalkay  
30-14 Norwood Dr.  
Fair Lawn, NJ

Ms. Kalkay stated that she does not the driveway or the front of the home to be on busy Kinderkamack Rd. She feels that the side road is more desirable.

The board asked Mr. Kalkay if he had attempted to purchase a portion of land from his neighbor in order to make his lot comply.

Mr. Kalkay stated that he has not.

The meeting was then open to the public and the following member of the public was sworn in by Mr. Rupp.

Mr. Dean Kyriannis  
80 Kinderkamack Rd.

Mr. Kyriannis first stated that he was not interested in selling a portion of his property.

He further stated that he is concerned about the size of the home. Ms. Kalkay stated that they will add landscaping to buffer the neighbor.

There being no other members of the public wishing to speak, the meeting was closed.

The Board is concerned that the plan submitted with the application is different than the plan being proposed by the applicant tonight.

Mr. Raman suggested that the applicant address the concerns of the board, submit revised plans and come back next month.

Ms. Del Nobile Menze was amenable to that suggestion, so the hearing will be continued to the February 16, 2016 meeting with no further notice.

There being no further business before the Board, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

Julie Falkenstern  
Zoning Board Administrator