

**BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT
February 16, 2016
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.

Mr. Walker 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.

Roll Call Board:

Chair Sid Raman	Absent
Mr. Jake Flaherty	Absent
Mr. Robert Brennan	Absent
Mr. Thomas Hoskins	Absent
Mr. William Walker	Present
Dr. Eric von der Lieth	Present
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
Ms. Brigette Bogart	Board Planner

APPLICATION #ZBA 15-15, continued hearing

Timothy Kalkay

Block 1905, Lot 2

Woodland St.

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

Application ZBA 15-15 is being continued from January's hearing, no further notice was required.

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 explained that there were three open issues from last month's hearing that she would like to address; whether or not an FAR variance is required, which street the home will front, and the height.

She stated that there was some confusion last month as to which way she is required to orient the home. She has checked the ordinance and she is required to have the home face Woodland.

Additionally, some changes have been made and calculations have been submitted to the Borough Planner to request an FAR bonus of 4% to eliminate that D variance. Ms. Bogart has confirmed that they are in compliance with the ordinance for the FAR bonus, therefore eliminating the need for the FAR variance.

She further stated that they have eliminated the proposed patio thus eliminating the request for the patio setback variance.

The revised proposal needs only the rear yard variance made necessary by the depth of the property.

Ms. Bogart advised the applicant that while she agrees with the elimination of the FAR variance, she asked the applicant to discuss the home facing Woodland rather than Kinderkamack.

Ms. Nobile testified that in addition to her interpreting the ordinance to say that that is the correct orientation, the applicant would like to have the front of the home and the driveway on the less busy side road but have designed the side that will front Kinderkamack Rd. to look more like a front so that it would be more pleasing to passers-by on Kinderkamack.

The Board asked Ms. Mancuso to comment and she stated that she has reviewed the plans and concluded that no height variance is required and that the rear yard variance is necessitated by the lack of depth of the property.

The Board then asked Ms. Bogart to speak about the FAR bonus. She stated that the applicant has architectural facades and projections that afford the bonus because they lessen the visual size of the home. In addition, the applicant is using different materials that also are calculated for the same effect.

Mr. Walker asked if the applicant had considered moving the home closer to the street and asking for a front yard variance rather than the rear yard variance. The applicant stated that it was considered but due to the distance of the neighbor's home they thought this was a better plan. They further stated that while the home could not be moved up enough to eliminate the rear yard variance but they are willing to move it, if that it was the Board would prefer.

The meeting was then open to the public.

Mr. Dean Kyriannis
80 Kinderkamack Rd.
Park Ridge, NJ

Mr. Kyriannis stated that he was happy with the changes to the plan and believes it will have less of an impact than the previous proposal.

After discussion the applicant agreed to relocate the proposed dwelling resulting in a 20 foot front setback and a 22.7 rear setback. The applicant also agreed to screen the rear yard with arborvitae or another evergreen, approved by the Planner in order to minimize any negative effect on the neighbors.

The Board then asked Mr. Rupp to prepare a resolution approving those variances.

There being no further business before the Board, the meeting was adjourned at 8:50 PM.

Respectfully submitted,

Julie Falkenstern
Zoning Board Administrator