

**BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT
March 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.

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.

Roll Call Board:

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

Also Present:

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

APPROVAL OF MINUTES

February 16, 2016

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

APPLICATION #ZBA 16-01

Lollipop Nursery School

Block 503, Lot 90

67 Spring Valley Rd.

Expansion of Non-conforming Use

Sworn in to provide testimony:

Mr. James Angelillo
229 E. Crescent Ave
Mahwah, NJ

Mr. Elliott Urdang, attorney for the applicant described the proposal. The applicant proposes to do a renovation of his building that would result in a need for a variance, however the encroachment would not increase the current encroachment. Mr. Urdang then called Mr. Angelillo, the owner of the school to come forward to testify.

Mr. Angelillo stated that he has owned the school for approximately 20 years. He then described the expansion on the second floor of the building that he is proposing. The expansion consists of two dormers added to the second floor to hold additional 4 toilets to accommodate the students. A third dormer is also being proposed toward the front of the building to be used as an office and conference room for meetings with parents. The proposal does not allow for more students or intensify the use of the building.

Mr. Rupp asked what the addition square footage would be. The applicant stated that it would a total of 487 square feet.

Chairman Raman asked for additional information to provide FAR requirement.

The applicant was also asked if the school has sufficient toilets for the children.

Mr. Angelillo stated that while he has enough toilets overall, he feels it would be better to have more toilets on the second floor.

Mr. Flaherty asked that applicant to confirm that the footprint of the building would not change and no additional students are being proposed.

Mr. Ludwig asked if the use would be business or educational.

Mr. Urdang stated he believes it is educational use.

Mr. Rupp computed the FAR and stated that it is very low and below any FAR requirement in any zone.

Mr. Sigillito asked the current setback for the front of the building.

The Board discussed any encroachments and wondered whether they would be furthering an encroachment.

Ms. Mancuso suggested that this is an amended site plan approval and an approved site plan should be submitted.

Mrs. Falkenstern asked for a five minute recess to go to the file and retrieve the previously approved site plan. Mrs. Falkenstern retrieved the old file for Mr. Urdang to review.

The hearing was recessed temporarily while Mr. Urdang reviews the old files for more information and the Board opened the next hearing.

APPLICATION #ZBA 16-03

Todd Walder

Block 1312, Lot 1

65 Fremont Ave.

Front Yard Setback, Rear Yard Setback, Driveway Width

Chairman Raman, living within 200 feet of the applicant, recused himself and left the dais.

Mr. Flaherty stepped in to act as Chairman.

Joseph Bruno
29 Pascack Rd.
Park Ridge

Todd Walder
65 Fremont Ave.
Park Ridge

Mr. Bruno offered 6 photographs marked as exhibit A-1.

Mr. Bruno described the current conditions on the property. He stated that it is a small home and the applicant wants to add more living space, new master bedroom and lavatory, laundry room and an entrance foyer.

The home is in the R15 zone.

The proposed side yard is 8 feet where 18 feet is required. The proposed rear yard setback is 31 feet where 45 is required.

There are preexisting non-conforming setbacks so there is no way to do any work without obtaining a variance.

There is a gravel driveway and paved driveway on the lot currently.

The Board is concerned with how close the side yard would be.

Mr. Bruno stated that the lot is significantly undersized and the adjoining property's garage is in the side yard so that would minimize any effect to their living space.

In addition the applicant proposes to pave the unpaved portion of the driveway thus bringing it into the conformance with Park Ridge ordinance.

Mr. Bruno stated that in 2011 the property received a variance for a deck setback which is 17 feet where 20 feet is required.

Mr. Bruno believes that the renovation will update the home and make it more functional and aesthetically pleasing and that the variance is mitigated by the distance the neighbor's home to the property lines. No trees will need to be removed as a result of the renovation.

The Board discussed the impact to the neighbors, their desire for the trees to be preserved and the overall project.

There being no one present wishing to speak the meeting was closed to the public.

There being no more testimony the hearing was closed.

Chairman Raman returned to the dais and the previous hearing was opened again and Ms. Mancuso stated that the applicant was able to locate in the file the site plan prepared by Piazza on 4/19/06 and last revised 8/19/06. This plan created the current parking lot and the plan shows the setback from the entrance to the property line which is 73.1 feet and the rear yard is 230.3. The 73.1 foot front yard setback would be sufficient in any zone.

The Board discussed what variances would be required and discussed what the total square footage of the building. They reviewed old resolutions to try and ascertain what the documented square footage of the structure is currently.

The Board concluded that the application could be granted with no detriment to the neighbors or the community and asked Mr. Rupp to prepare a resolution granting the variance.

The Board then discussed the second application and asked Mr. Rupp to prepare a resolution granting the variances.

Chairman Raman then returned to the dais.

MEMORIALIZING RESOLUTION OF APPROVAL
APPLICATION #ZBA 15-15

Timothy Kalkay

Block 1905, Lot 2

Woodland St.

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

Motion: Mr. Von der Leith

Second: Mr. Wagner

Ayes: Mr. Von der Leith, Mr. Wagner, Mr. Sigillito

Nays: None

There being no more business before the Board the meeting was adjourned at 9:45 pm.

Respectfully submitted,

Julie Falkenstern
Zoning Board Administrator