

**BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT
April 19, 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	Absent
Mr. Thomas Hoskins	Present
Mr. William Walker	Present
Dr. Eric von der Lieth	Absent
Mr. John Sigillito	Present
Mr. Tom Lepore, Alt. #1	Absent
Mr. Eric Wagner, Alt. #2	Absent

Also Present:

Mr. Thomas McConnell	for the Board Attorney
Mr. Robert Ludwig	Zoning Officer
Ms. Eve Mancuso	Board Engineer

APPROVAL OF MINUTES

January 19, 2016

March 15, 2016

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

APPLICATION #ZBA 16-02

David Alvarez

Block 708, Lot 2

145 North Ave.

Rear Yard Setback

Mr. Alvarez was represented by Attorney Daniel Steinhagen of Beattie Podavano in Montvale.

Mr. Steinhagen stated that Mr. Alvarez wishes to build a two story addition to his home that will require a front yard and side yard variance. Additionally, the applicant proposes a circular driveway which would require a variance from the zoning ordinance as only one curb cut is permitted.

The applicant received approval in 2011 to build an addition with a front yard variance of 31 ft. and rear yard of 38.33 feet granted. This addition was not constructed.

The property is 150 feet wide by 100 feet deep. In the R20 zone the lot is required to be 160 feet of depth is required, therefore the lot is undersized for the zone.

The existing home consists of 1541 square feet with a detached one car garage.

The revised plan being proposed will result in the new home having 3,247 square feet of living space. Additionally the applicant proposes a covered porch in the rear of the home and a covered porch in the front of the home. The applicant also proposes removing the current one car detached garage and the driveway leading to it. The addition would include an attached garage, living room and dining room.

Ms. Bogart asked if the driveway could be reconfigured to save the tree at the front of the lot.

Mr. Alvarez was sworn in by Mr. McConnell to provide testimony.

David Alvarez
145 North Ave
Park Ridge, NJ

Mr. Alvarez stated that he would attempt to save as many trees as possible and while he prefers the circular driveway he is open to removing it from the plan.

The Board stated that they would like him to remove the circular driveway and submit plan at the time of building for a reconfigured driveway that must be approved by the Borough Engineer.

Ms. Mancuso stated that she will make sure on her review before the issuance of building permits that the driveway complies with the Board's comments.

The Board was comfortable with this plan and finds that due to the undersized lot the rear and front yard variances are appropriate.

The meeting was then open to the public.

Mr. James Venusti
137 North Ave.
Park Ridge, NJ

Mr. Venusti stated that the area floods easily during heavy rain and he is concerned about additional runoff to his property during and after construction.

Ms. Mancuso thanked Mr. Venusti for letting her know about the water problem in the area and stated that runoff will be dealt with in her review and now that she knows

there is a problem she will be vigilant as not to allow the project to exacerbate the problem.

There being no other members of the public wishing to be heard the meeting was then closed to the public.

Mr. Walker made a motion to approve the variances with the condition that the circular driveway be removed from the plan and Ms. Mancuso approve an appropriate alternative driveway before building permits are issued. The motion was seconded by Mr. Hoskins. Mr. Sigillito, Mr. Walker, Mr. Hoskins, and Chairman Raman voted in the affirmative. The variances were therefore approved by a vote of 4-0.

A memorializing resolution will be prepared for adoption at the next Zoning Board meeting.

APPLICATION #ZBA 16-04

Keith and Sharon Marsh

Block 2302, Lot 12

105 Rivervale Rd.

DW Expansion, Added Curb Cut

Mr. Keith Marsh
105 Rivervale Rd.
Park Ridge, NJ

Mr. Marsh was sworn in to provide testimony.

Mr. Marsh stated that he owns the property in question and it is a two family home. He further stated that he doesn't have enough parking for his tenant and inevitably someone needs to park on the street which is upsetting to some of his neighbors and an unsafe condition due the visibility when driving on his street.

He proposes to construct a circular driveway where only one curb cut is permitted to accommodate his tenant's cars and eliminate the necessity for on street parking.

Mr. Marsh submitted photos of the current configuration which were marked as exhibit 7.

The Board expressed their concern about a circular driveway taking up his entire front lawn. Ms. Bogart explained that the prohibition on circular driveways was enacted to avoid having homes with cars parked in front on them. The Board offered a counter solution of allowing a second driveway on the opposite side of the property to alleviate the parking problem and allow the second curb cut but avoid the front of the home being covered up with parked cars. Mr. Marsh was amendable to the compromise proposed.

The meeting was then open to the public. There be no members of the public wishing to speak the hearing was closed.

Mr. Hoskins made a motion to approve a second driveway and curb cut of no more than ten feet wide. The motion was seconded by Mr. Sigillito and approved by Mr. Walker and Chairman Raman. Therefore the variance was approved by a vote of 4-0. A memorializing resolution will be prepared for adoption at the next Zoning Board meeting.

APPLICATION #ZBA 16-05

Joe Maire

Block 903, Lot 22

8 Willow Ct.

Maximum Building Width

Mr. Vincent Graziano came forward to offer expert testimony as a licensed architect and represent the applicant.

Mr. Joe Maire was also sworn in to provide testimony.

Mr. Graziano stated that the property in question lies within the R10 zone and the applicant proposes a second story addition that would require a variance from the maximum dwelling width requirement of 65%. The proposal would require a width of 71 feet or 83.8%.

Mr. Graziano stated that the irregular shape of the lot precludes the applicant from complying with the required width and further stated that since all other bulk requirements are met and the addition would not further the non-conformity the variance can be granted without detriment to the neighbors.

The meeting was then open to the public.

There being no members of the public wishing to speak the hearing was closed.

The Board concurred with Mr. Graziano's assessment of the appropriateness of granting the variance. Mr. Sigillito made a motion to approve the variance for dwelling width. The motion was seconded by Mr. Walker and approved by Mr. Hoskins and Chairman Raman. The variance was therefore granted by a vote of 4-0. A memorializing resolution will be prepared for adoption at the next Zoning Board meeting.

APPLICATION #ZBA 16-06

**Paul Matiko
Block 1310, Lot 6
14 Bear Brook
Side Yard Setback**

Mr. Joseph Bruno
29 Pascaek Rd.
Park Ridge, NJ

Mr. Bruno was accepted as a professional architect to provide testimony of the applicant's behalf.

Mr. Matiko was also sworn in to provide testimony.

Mr. Bruno described the applicant's desire to add a car port to the west side of his home to allow a covered entrance from the driveway into the home. In the R15 zone the required side yard setback is 18 feet, where 6.2' at the Northwest corner and 8.1' at the southwest corner is proposed.

Mr. Bruno offered a set of photos marked as exhibit A-1.

Mr. Bruno used the photos to show that the dense foliage between homes would mitigate the disturbance to the neighbor. Additionally, since this is an open structure, the visual impact is lessened. He further stated that the architecture would complement the old restored home.

The car port, constructed over the already paved garage would not add an impervious coverage to the lot.

The meeting was then open to the public. There being no members of the public wishing to speak the meeting was then closed.

The Board agreed with the applicant's assertion that the carport would nicely compliment the home and not adversely affect the neighbor's and Mr. Hoskins offered a motion to approve the side yard variance. The motion was seconded by Mr. Walker and Mr. Sigillito and Chairman Raman voted in favor of granting the variance. The variance was therefore granted by a vote of 4-0. A memorializing resolution will be prepared for adoption at the next Zoning Board meeting.

RESOLUTIONS OF APPROVAL

APPLICATION #ZBA 16-01

**Lollipop Nursery School
Block 503, Lot 90
67 Spring Valley Rd.
Expansion of Non-conforming Use**

APPLICATION #ZBA 16-03

Todd Walder

Block 1312, Lot 1

65 Fremont Ave.

Front Yard Setback, Rear Yard Setback, Driveway Width

Both resolutions of approval were tabled as the Board did not have sufficient number of eligible voting members present.

There being no more business before the board, the meeting was adjourned at 9:40 pm.

Respectfully submitted,

Julie Falkenstern
Zoning Board Administrator