

**BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT
September 20, 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. Jake Flaherty	Present
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	Present

Also Present:

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

HEARINGS

APPLICATION #ZBA 16-12

Teresita Eugenio
Block 1904, Lot 2
50 Terrace St.
Front Yard Setback

Mr. Eugenio
50 Terrace St.

Mr. Joseph Bruno
29 Pasck Rd.

Mr. Eugenio, the applicant's son, and Mr. Bruno, the applicant's architect were sworn in to provide testimony.

Mr. Bruno then submitted pictures of the subject property and an email from Kelley O'Donnell, Borough Administrator. They were marked as exhibit 9 and 10, respectively.

Mr. Eugenio stated that he and his mother are looking to enlarge their home to provide more space for guests. He also stated that the improvement they are seeking would be helpful for his mom who is legally blind.

Mr. Bruno then described the current conditions of the subject property. He stated that the proposal is for a new master bedroom suite and would result in a variance condition of the front yard setback where 15.5 feet is proposed and 25 feet is required. They also propose to add a carport to protect their cars from the weather to the side of the home.

Mr. Bruno then explained the email that he had presented and was previously marked as exhibit 10. In the email, Kelley O'Donnell, Borough Clerk and Administrator, wrote that it is unlikely that the Borough will extend the paper street of Woodland St. due to a utility encumbrance. She further indicated that the Borough did not have any interest in selling the property therefore she felt that the Eugenios seeking a variance would be the appropriate next step.

Mr. Bruno further explained that he took this to mean that the Borough of Park Ridge was not opposed to the granting of the variance. He further stated that there would be no impact to a neighbor as the front yard is questions is only considered a front yard because of the existence of the paper street of Woodland, although for all practical purposes it is a side yard.

Chairman Raman, after reviewing Mrs. O'Donnell's email, stated that he agreed with Mr. Bruno's assessment of the Borough's position.

Ms. Mancuso asked if the applicant formally requested a vacation of the road from the Borough. Mr. Eugenio stated that he and his mother did speak to Mrs. O'Donnell and was told that due to the utility encumbrance it was very unlikely and the Borough had no plans for vacation of the road.

The Board agreed that as a practical matter the front yard in question is really a side yard and the variance condition would not have any negative impact.

There being no public present and no further questions from the Board for the applicant the hearing was closed.

Ms. Mancuso informed the Board that the area to be approved is already paved so drainage would not be an issue.

The Board concluded that they can find no negative impact of the proposed project and asked Mr. Rupp to prepare a resolution granting the variance.

APPROVAL OF MINUTES

August 16, 2016

The Board unanimously approved the minutes of the August 16, 2016 meeting.

APPLICATION #ZBA 16-10

Maryam Esmaili

Block 116, Lot 1

60 Randolph St.

Deck Setback

Motion: Mr. Sigillito

Second: Mr. Flaherty

Ayes: Mr. Walker, Mr. Wagner, Mr. Sigillito, Mr. Flaherty and Chairman
Raman

Nays: None

Abstention: Mr. Hoskins

APPLICATION #ZBA 16-11

Shaun DeMauro

Block 1501, Lot 3

2 Quackenbush Lane

Fence Height

Motion: Mr. Flaherty

Second: Mr. Sigillito

Ayes: Mr. Walker, Mr. Wagner, Mr. Flaherty, Mr. Sigillito, and
Chairman Raman

Nays: None

Abstention: Mr. Hoskins

There being no more business before the Board the meeting was adjourned at 8:22 PM.

Respectfully submitted,

Julie Falkenstern
Zoning Board Administrator