

**BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT
December 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	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. William Rupp	Board Attorney
Mr. Robert Ludwig	Zoning Officer
Ms. Eve Mancuso	Board Engineer

APPROVAL OF MINUTES

November 8, 2016

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

APPLICATION #ZBA 16-13

Anthony LaScala
Block 2003, Lot 25
5 John Ct.
Shed Size

Secretary Walker read the exhibits into the record.

Mr. Anthony LaScala
5 John Ct.
Park Ridge

Mr. LaScala was sworn in by Mr. Rupp.

Mr. LaScala explained that he proposes to replace an old dilapidated 10 x 10 shed with a new 12 x 18 shed. The proposed shed is 216 total square feet where 150 square

feet is allowed and therefore he is requesting a variance for the size of the shed Mr. Ludwig then noted that while a shed requires a 5 foot setback any structure over 150 square feet would require a 10 foot setback. Mr. LaScala testified that while he was unaware of this requirement he would comply with the setback required were he to obtain the variance for the shed size. He further stated that there was another shed on the property that he has relocated as indicated on the survey submitted with his application and that shed complies with the size and setback requirement of a shed. Mr. LaScala testified that he needs the larger shed as a result of lawn care equipment that he would like to store out of view and that the alternative would be to have two complying sheds which he believes would be more obtrusive to his neighbors than the one larger more aesthetically pleasing shed.

Chairman Raman stated that he was uncomfortable making a decision on the shed without impervious coverage calculations that cannot be done with the information provided.

The meeting was then open to the public.

Ms. Denise Zungoli
3 John Ct.
Park Ridge

Ms. Zungoli was sworn in by Mr. Rupp.

She stated that she has concerns about how increased impervious coverage could affect her adjoining property. She further stated that there was a history of drainage issues that she believes originate at 5 John Ct. that adversely affect her property at 3 John Ct. She stated that a pool was installed on the property by a previous owner without a permit that she believes is the cause of the drainage problem and she is concerned that the problem could be exacerbated by the large shed proposed. She also wanted assurances that whatever size shed is approved it is located in the currently proposed location and not closer to her property.

Mr. Walker acknowledged that he remembers quite a history of problems with the pool.

Mr. LaScala assured the Board and Ms. Zungoli that he is would not change the location of the shed closer to Ms. Zungoli's property.

After a brief discussion, the Board agreed that while it would appear that the property would comply with impervious coverage requirements even with the larger shed, they would like to see the actual impervious coverage calculations so that they can be assured that the residents of 3 John Ct. would not be negatively affected by the shed.

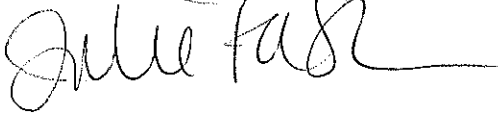
Mr. LaScala was advised to visit the Building Department to request any documentation from the file that might provide him information that would help him with the calculations.

Chairman Raman announced that the hearing would be continued to the January 17, 2017 meeting.

The applicant was told that he would probably be asked to repeat his testimony as the 2017 Board was likely to include new members, therefore they would need to hear all the testimony.

There being no more business before the Board the meeting was adjourned.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Julie Falkenstern", with a long horizontal flourish extending to the right.

Julie Falkenstern
Zoning Board Administrator