

**BOROUGH OF PARK RIDGE
ZONING BOARD
JANUARY 18, 2022
VIRTUAL REGULAR MEETING MINUTES**

The Public Meeting of the Zoning Board of the Borough of Park Ridge was held virtually on the above date.

Mr. Pantaleo stated that the meeting was being held in accordance with the Open Public Meetings Act.

Mr. Pantaleo asked everyone to stand and recite the Pledge of Allegiance.

Swearing in of New Appointments and Reappointments

The following members were sworn in by Board Attorney Mr. Giblin, Jr.

Michael Brickman - Term ending 12/31/2022
Michael Mintz - Term ending 12/31/2023
Jake Flaherty - Term ending 12/31/2025
Gregory Perez - Term ending 12/31/2025
Lynda Nettleship-Carraher (Alt. 1) - Term Ending 12/31/22
Jeff Rutowski (Alt. 2) - Term Ending 12/31/23

Roll Call Board:

Mr. Michael Brickman	Present
Mr. Mike Curran	Present
Mr. Jake Flaherty	Present
Mr. Michael Mintz	Present
Mr. Frank Pantaleo	Present
Dr. Gregory Perez	Present
Ms. Lynda Nettleship-Carraher	Present
Mr. Jeff Rutowski	Present

Also Present:

Mr. Brian Giblin Jr. - Attorney	Present
Ms. Tonya Tardibuono	Present
Mr. John Dunlea – Engineer	Present
Mr. Nick Dickerson – Planner	Present (Re-Org Only)

Election of Officers

Chairman – A motion was made to appoint Mr. Frank Pantaleo as Chairman of the Zoning Board for the year 2022 by Mr. Flaherty and seconded by Mr. Brickman. With all members in favor, Mr. Pantaleo was named Zoning Board Chairman for 2022.

Vice Chairman – A motion was made to appoint Mr. Jake Flaherty as Vice Chairman of the Zoning Board for the year 2022 by Dr. Perez and seconded by Mr.

Curran. With all members in favor, Mr. Flaherty was named Zoning Board Vice Chairman for 2022.

Board Secretary - A motion was made to appoint Tonya Tardibuono as Secretary of the Zoning Board for the year 2022 by Mr. Brickman and seconded by Dr. Perez. A roll call vote was taken. With all members in favor, Tonya Tardibuono was named Zoning Board Secretary for 2022.

Board Attorney – Resolution #2022-1

Board Planner – Resolution #2022-2

Board Engineer – Resolution #2022-3

A motion was made to appoint Mr. Brian Giblin of the law firm Giblin and Gannaio as Attorney, Colliers as Board Planner and Neglia Engineering as Board Engineer for the Zoning Board for the year 2022 by Mr. Flaherty and seconded by Mr. Curran. A roll call vote was taken. With all members in favor, Mr. Brian Giblin of the law firm Giblin and Gannaio as was named Board Attorney, Colliers was named as Board Planner and Neglia Engineering was named as Board Engineer for 2022.

Approval of 2022 Meeting Dates

The meeting dates are the third Tuesday of the month, unless otherwise noted. A motion to approve the 2022 schedule of the Zoning Board meetings was made by Mr. Mintz and seconded by Mr. Brickman. With all members in favor, the 2022 dates were approved.

February 18	August 16
March 15	September 20
April 19	October 18
May 17	November 22 (4 th Tuesday of the month)
June 21	December 20
July 19	January 17, 2023 (2023 Reorganization)

Approval of Minutes

The minutes of December 21, 2021 were approved on a motion from Dr. Perez, seconded by Mr. Flaherty, and carried by all members eligible to vote.

NEW APPLICATION

#ZB 21-19

Matthew & Maral Richard

234 Homestead Place

Block 2406 / Lot 5

Single Family Home Addition

Mr. Rutowski lives within 200 feet of this application, therefore, recused himself from this application.

Mr. Calvin Wilson, a new resident to Park Ridge, was present in the audience.

Proof of service is in order.

The applicant is seeking the following variances:

Front Yard Setback
Side Yard Setback

The following people were sworn in by Mr. Giblin to offer testimony:

Maral Richard
234 Homestead Place
Park Ridge, NJ 07656

Matthew Richard
234 Homestead Place
Park Ridge, NJ 07656

Mary Boyajian

The applicant's Architect, Ms. Mary Boyajian was sworn in by Attorney Giblin, Jr. and accepted as an expert witness.

Exhibit A-1 was marked as submitted revised plans dated October 22, 2021.
Exhibit A-2 was marked as a photograph of the existing home.

Ms. Boyajian spoke about the application and explained what proposed changes were taking place. Ms. Boyajian mentioned the addition on the back of the home is all within the permitted set-backs.

There will be no changes to the existing patio on site. The patio was on the property when the Richard's purchased the home.

Mr. Dunlea went over the engineering review dated December 30, 2022 (attached).
Mr. Dunlea went over the following items.

- A soiling moving permit will be required.
- A letter will be required stating no disturbances will take place to the existing easement.
- All existing utilities will remain the same.
- If AC units are to be relocated, the units will need to be screened if it can be seen from the street.
- Spoke about the materials that will be used for the proposed patio.
- No modifications will take place to the existing driveway.
- The seepage pit location and specifications will be looked over when a Construction Department review takes place.
- Any new installed lighting will have to be situated so that it does not disturb any surrounding neighbors.

A conversation took place regarding the removal of trees. Mr. Dunlea commented that a topographic survey will be required when this application is submitted to the Construction Department. The survey should show the trees and the Park Ridge Shade Tree will have to approve any removal of trees. Ms. Richard commented that they feel unsafe with the large branches hanging over their home now.

The meeting was open to the public for comments and questions.

Jeff Rutowski
238 Homestead Place
Park Ridge, NJ 07656

Mr. Jeff Rutowski lives east of this property. He believes the proposed improvements are in line with the neighborhood. Mr. Rutowski sees no issues with the removal of the specific trees spoken about.

Ms. Nettleship-Carraher asked about the setback of the side yard. Ms. Boyajian answered the questions.

A Board discussion took place regarding the application for 234 Homestead Place. All members agreed that this is a good application and the improvements are in line with the existing homes in the neighborhood.

Mr. Giblin, Jr. will draft a resolution that will be voted on at the February 15, 2022 Board of Adjustment Meeting.

A motion was made by Mr. Curran to grant the requested variances. The motion was seconded by Mr. Brickman, and carried by a roll call vote as follows:

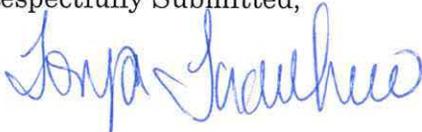
Mr. Michael Brickman	Yes
Mr. Mike Curran	Yes
Mr. Jake Flaherty	Yes
Mr. Michael Mintz	Yes
Dr. Gregory Perez	Yes
Ms. Lynda Nettleship-Carraher	Yes
Chairman Frank Pantaleo	Yes

Board Discussion

No Board discussion took place.

The meeting was adjourned on a motion from Mr. Brickman, seconded by Mr. Mintz, and carried by all.

Respectfully Submitted,



Tonya Tardibuono

OATH OF OFFICE

STATE OF NEW JERSEY

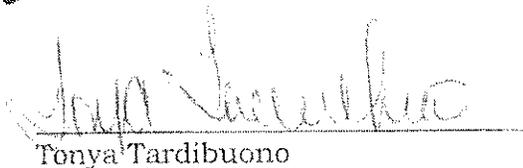
COUNTY OF BERGEN

I, Lynda Nettleship-Carraher do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey; that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the people, and that I will faithfully, impartially and justly perform all the duties of the office of a Zoning Board of Adjustment (term expires: 12/31/22) according to the best of my ability (So help me God).

Sworn and subscribed to before me
this 18th day of January, 2022


(signature)


Brian Giblin
Board Attorney


Tonya Tardibuono

Board Secretary

P.L. 2009, c.141

N.J.S.A.40A:9-9.1

N.J.S.A.41:1-3

N.J.S.A.41:2-1

Alternate #1

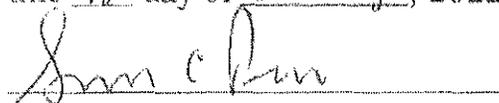
OATH OF OFFICE

STATE OF NEW JERSEY

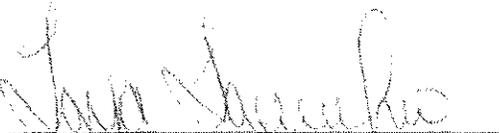
COUNTY OF BERGEN

I, Gregory Perez do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey; that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the people, and that I will faithfully, impartially and justly perform all the duties of the office of a Zoning Board of Adjustment (term expires: 12/31/25) according to the best of my ability (So help me God).

Sworn and subscribed to before me
this 18th day of JANUARY, 2022



(signature)



Tonya Tardibuono

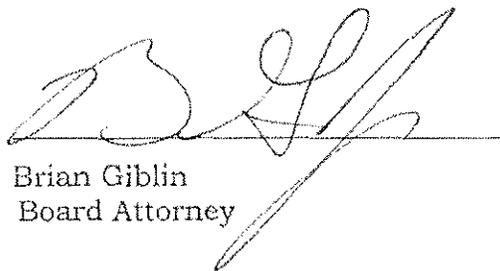
Board Secretary

P.L. 2009, c.141

N.J.S.A.40A:9-9.1

N.J.S.A.41:1-3

N.J.S.A.41:2-1



Brian Giblin
Board Attorney

OATH OF OFFICE

STATE OF NEW JERSEY

COUNTY OF BERGEN

I, Jake Flaherty do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey; that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the people, and that I will faithfully, impartially and justly perform all the duties of the office of a Zoning Board of Adjustment (term expires: 12/31/23) according to the best of my ability (So help me God).

Sworn and subscribed to before me
this 19 day of JANUARY, 2022



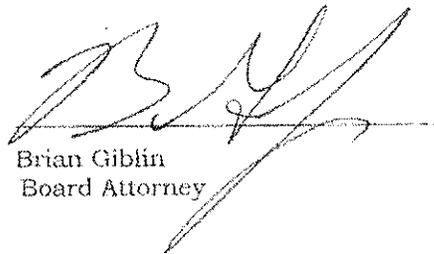
(signature)



Tonya Tardibuono

Board Secretary

P.L. 2009, c.141
N.J.S.A.40A:9-9.1
N.J.S.A.41:1-3
N.J.S.A.41:2-1



Brian Giblin
Board Attorney

OATH OF OFFICE

STATE OF NEW JERSEY

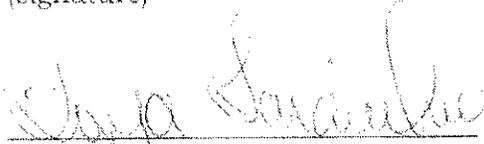
COUNTY OF BERGEN

I, Michael Mintz do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey; that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the people, and that I will faithfully, impartially and justly perform all the duties of the office of a Zoning Board of Adjustment (term expires: 12/31/23) according to the best of my ability (So help me God).

Sworn and subscribed to before me
this 18 day of January, 2022



(signature)



Tonya Tardibuono

Board Secretary

P.L. 2009, c.141

N.J.S.A.40A:9-9.1

N.J.S.A.41:1-3

N.J.S.A.41:2-1



Brian Giblin
Board Attorney

OATH OF OFFICE

STATE OF NEW JERSEY

COUNTY OF BERGEN

I, Michael Brickman do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey; that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the people, and that I will faithfully, impartially and justly perform all the duties of the office of a Zoning Board of Adjustment (term expires: 12/31/22) according to the best of my ability (So help me God).

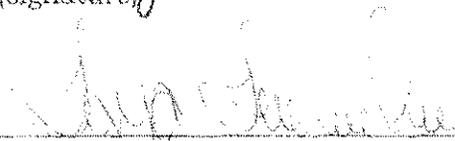
Sworn and subscribed to before me
this 18th day of January, 2022



(signature)



Brian Giblin
Board Attorney



Tonya Tardibuono

Board Secretary

P.L. 2009, c.141

N.J.S.A.40A:9-9.1

N.J.S.A.41:1-3

N.J.S.A.41:2-1



EXPERIENCED
DEDICATED
RESPONSIVE

negitagroup.com

December 30, 2021

Via: E-Mail

Borough of Park Ridge
53 Park Avenue
Park Ridge, New Jersey 07656

Attn.: Ms. Tonya Tardibuono, Secretary

Re: **Variance Application – Engineering Review**
Applicant(s): Matthew and Maral Richard
234 Homestead Place (Block 2406, Lot 5)
Borough of Park Ridge, Bergen County, New Jersey
NEA File No.: PKRDSPL21.027

Dear Ms. Tardibuono,

As requested, we have reviewed the recently submitted Variance Application for determination of completeness and applicable bulk requirements. The submittal included the following documents:

- A Borough of Park Ridge, Application of Appeal, prepared by the Applicant, dated August 23, 2021;
- A Denial of Application, Borough of Park Ridge, prepared by Tonya Tardibuono, Park Ridge Zoning Officer, dated May 7, 2021;
- A Park Ridge Zoning Review Application, dated May 7, 2021;
- An unsigned and unsealed architectural plan set, entitled "The Richard Residence, 234 Homestead Place, Park Ridge, New Jersey, Bergen County," prepared by Mary Boyajian, R.A., dated March 31, 2021, with the latest revision date of October 22, 2021;
- A signed but unsealed property survey, entitled "Survey of Premises, #234 Homestead Place, Lot 5, Block 2406, Plate 24, Borough of Park Ridge, County of Bergen, New Jersey," prepared by James T. Sapio, P.L.S., of JTS Engineers and Land Surveyors, Inc., dated January 8, 2010;
- A signed and sealed architectural plan set, entitled "The Richard Residence, 234 Homestead Place, Park Ridge, New Jersey, Bergen County, Drawing: Variance" prepared by Mary Boyajian, R.A., dated October 22, 2021; and
- A comment response letter prepared by Maral and Matthew Richard (Homeowners), undated.

1. Property Description

The subject property is a single lot identified as Block 2406, Lot 5, per the Borough of Park Ridge Tax Map Sheet No. 24. The subject property is commonly known as 234 Homestead Place and is located on the southerly side

LYNDHURST

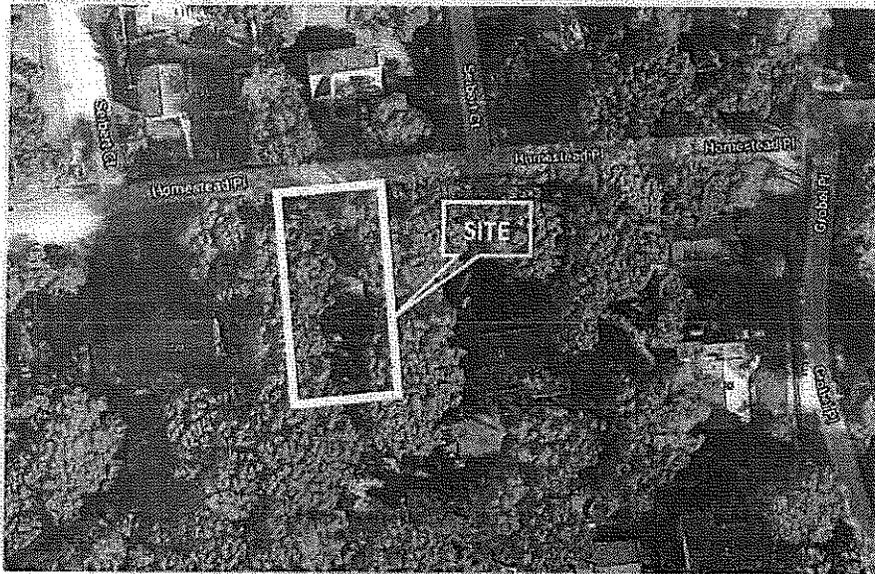
34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
p. 201.939.8805 f. 201.939.0846

MOUNTAINSIDE

200 Central Avenue
Suite 102
Mountainside, NJ 07092
p. 201.939.8805 f. 732.943.7249

of Homestead Place, approximately 243 feet to the west of the intersection with Grobel Place. The property is 20,440 square feet (0.47 acres), and is located within the R-15 Zone, per the Borough of Park Ridge Zoning Map.

The existing site is currently occupied by a one and one-half-story frame residential dwelling with an asphalt driveway providing access onto Homestead Place. Additional site features include a frame shed within the rear yard, front entrance walkway, and a concrete patio located within the westerly side yard. The Applicant is proposing to construct a second story addition over the existing dwelling along with one- and two-story additions along the rear portion of the dwelling. Additionally, the Applicant proposes to construct a new rear yard patio.



2. Completeness Review

NEA previously issued a completeness review of the subject application and recommended that the application be deemed **complete**. Overall, NEA takes no exception to this application being heard by the Zoning Board of Adjustment.

3. Variances / Waivers

We defer to the Board Planner regarding the determination of variances and waivers. NEA recognizes the following potential variances, as identified within the submitted application, which we defer to the Board Planner on final determination regarding same:

- Minimum Front Yard: 30 feet permitted, 30.39 feet under the existing conditions, and 25.92 feet proposed; and
- Minimum Side Yard: 18 feet permitted, 15.55 feet under the existing conditions, and 15.55 feet proposed.

4. Engineering Comments

- 4.1 Any import or export of soil to/from the site will be subject to the submission of a Soil Movement Application. A soil movement application shall be submitted, as required, if this variance application is granted approval. The Applicant shall note that the soil movement application contains specific checklist items that require submittal for completeness and review. Therefore, additional engineering comments may be provided upon formal submittal of the Soil Movement Application. The Applicant shall provide testimony at the Board hearing with respect to anticipated site disturbances and soil movement required to construct the proposed improvements.
- 4.2 The Applicant shall provide testimony at the Board hearing addressing any existing or proposed deed restrictions, easements, or covenants or lands dedicated to public use which may exist of the subject property. Specifically, it is noted here that an existing 10-foot sanitary sewer easement traverses along the southerly and easterly property lines. Testimony shall be provided at the Board hearing confirming that this easement will not be impacted as a result of the proposed improvements. Furthermore, all documents related to said easement shall be submitted for review prior to construction, if granted approval.
- 4.3 The Applicant shall provide testimony at the Board hearing confirming that there are no proposed modifications to the existing utilities and that the proposed construction will not impact any such existing utilities.
- 4.4 The Applicant shall provide testimony with respect to the locations of any proposed A/C and/or mechanical equipment. The Applicant is advised that all such equipment shall be screened and/or located such that it is not visible from the public right-of-way.
- 4.5 The Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction. The Applicant shall be responsible for any damage to neighboring or public properties during the construction of the proposed improvements. Notation stating the same shall be provided on the plans.
- 4.6 The site plan provided within the architectural plan set shall be revised to include additional dimensions between the proposed new one-story addition and the westerly property line, including for the proposed chimney extension along the proposed westerly façade of this proposed addition.
- 4.7 The Applicant shall provide testimony at the Board hearing confirming the proposed patio material to be constructed in the rear yard. The submitted plan shall be revised to include a construction detail for the proposed new paver patio.
- 4.8 The Applicant shall provide testimony confirming if any modifications and/or improvements are proposed for the existing driveway and/or front entrance walkway.
- 4.9 The submitted site plan illustrates an existing concrete patio which encroaches 0.34 feet onto the westerly adjacent property (Lot 4). The Applicant shall provide testimony verifying if this patio is to be removed. Should the Applicant intend to remove this patio, an agreement from the adjacent property owner to perform any required work on the adjacent property shall be acquired and submitted for review prior to construction, if granted approval.

- 4.10 The Applicant proposes to increase the building footprint area from 1,160 square feet to 1,750 square feet. The overall increase in the dwelling footprint represents approximately 51% of the existing structure. As defined in §50-6.E of the Borough Code, *"any addition or development to an existing structure which is equal to or greater than 25% of the existing primary dwelling and structure shall comply with the following provision: All Stormwater, based upon a twenty-five-year storm event, must be retained on the property. The owner must provide drainage calculations and design for the entire structure, including calculations for existing drainage and calculations for the proposed drainage, all of which must be signed by a licensed professional."* The Applicant shall design a stormwater management system to satisfy the above ordinance. The proposed system will be reviewed during the soil movement application, if granted approval.
- 4.11 The design and construction of seepage pits or recharge basins shall conform to the New Jersey Stormwater Best Management Practices Manual's Standard for Infiltration Basins. The following comments pertaining to same shall be addressed prior to construction, if approved:
- Testing:
 - The Applicant shall perform a percolation/permeability test in the vicinity of each proposed infiltration measure to determine percolation rates AND the seasonally high water table of the subsoils below.
 - The Applicant shall notify NEA a minimum of 48 hours in advance of this testing so that a representative of our office may be present for the testing, as required.
 - The Applicant shall provide a signed and sealed copy of all testing results and information prepared by a Licensed Professional Engineer to the Building Department, who will subsequently issue them to NEA for review.
 - Design:
 - The bottom of the infiltration structure or stone, where applicable, shall be no less than two feet above the seasonal high groundwater table or bedrock.
 - The tested percolation rates shall be a minimum of 1.0 inches per hour, per NJDEP guidelines. Design percolation rates shall include a factor of safety of two for a design percolation rate of 0.5 inches per hour.
 - The Applicant shall provide calculations verifying that all proposed seepage pits will fully drain within 72 hours.
 - Should percolation testing yield unacceptable results, the Applicant shall provide a revised design which does not rely on infiltration.
- 4.12 The Applicant shall provide testimony confirming if any landscaping improvements are proposed. Additionally, the Applicant shall confirm that all existing trees on the property are to remain.
- 4.13 The Applicant shall provide testimony confirming if any lighting improvements are proposed.
- 4.14 The Applicant shall ensure that all disturbed work areas are stabilized with topsoil, seed, hay, and straw mulch to ensure lawn growth. The Applicant shall revise the plans to include notation indicating the same.

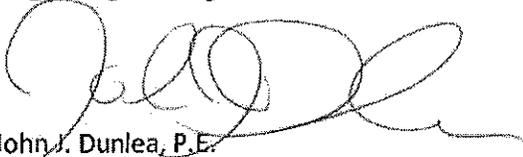
4.15 The Applicant shall ensure that stormwater runoff does not negatively affect neighboring properties, during and after construction. Any damages caused by an increase in runoff or improper drainage shall be repaired by the Applicant. Any damages incurred to surrounding public or private property as a result of construction shall be repaired by the Applicant. The Applicant shall revise the plans to include notation indicating the same.

5. Final Comments

- 5.1 This approval is subject to all other applicable rules, regulations, ordinances and statutes of the Borough, Bergen County, State of New Jersey or any other governmental agency having jurisdiction over same.
- 5.2 It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include, but are not limited to Bergen County Planning/Engineering, Bergen County Soil Conservation District, municipal fire / police departments, Park Ridge Water, Park Ridge Electric, BCUA, NJDOT and NJDEP.
- 5.3 Should the Board look favorably upon this application, a performance bond, maintenance bond and inspection escrow will be required for on-site / off-site improvements, in accordance with the Municipal Land Use Law.
- 5.4 NEA recommends that a response letter be submitted that addresses each of the comments noted above.
- 5.5 The above comments are based on a review of materials submitted and/or testimony provided to date. NEA reserves the right to provide new or updated comments as additional information becomes available.

We trust you will find the above in order. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Engineering Associates



John J. Dunlea, P.E.
For the Zoning Board Engineer
Borough of Park Ridge

cc: Matthew and Maral Richard – Applicant *via e-mail*
Mary Boyajian, R.A. – Applicant's Architect *via regular mail*
Gregory J. Polyniak, P.E., P.P., C.M.E., C.P.W.M. – NEA *via e-mail*
Nicholas A. Dickerson, PP, AICP – Board Planner *via e-mail*