

**BOROUGH OF PARK RIDGE
ZONING BOARD
JULY 19, 2022
REGULAR MEETING MINUTES**

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

Vice Chairman Flaherty stated that the meeting was being held in accordance with the Open Public Meetings Act.

Vice Chairman Flaherty asked everyone to stand and recite the Pledge of Allegiance.

ROLL CALL BOARD:

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

Also Present:

Mr. Brian Giblin - Attorney	Present
Ms. Tonya Tardibuono	Present
Mr. John Dunlea – Board Engineer Neglia Engineering	Present
Mr. Nicholas Dickerson – Board Planner Colliers	Present

APPROVAL OF MINUTES

The minutes of June 21, 2022 were approved on a motion from Mr. Mintz, seconded by Mr. Brickman, and carried by all members eligible to vote.

RESOLUTION #2022-10

#ZB22-4

John Yarenis

73 Ann Terrace

Block 1315 / Lot 5

Semi In-Ground Pool

A motion was made by Mr. Mintz to approve the memorializing resolution. 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. Michael Mintz	Yes
Dr. Gregory Perez	Yes
Ms. Nettleship-Carraher	Yes

EXTENSION OF RESOLUTION #2021-17

#ZB21-11

Glen Schauer

Lisa Everson

74 S Fifth Street

Block 1308 / Lot 3

Addition / Alteration

A motion was made by Mr. Mintz to approve the extension of resolution #2021-17. 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. Michael Mintz	Yes
Dr. Gregory Perez	Yes
Ms. Nettleship-Carraher	Yes
Mr. Jeff Rutowski	Yes
Vice Chairman Flaherty	Yes

NEW APPLICATION

#ZB21-15

Ramon Fonseca

42 Highview Avenue

Block 1808 / Lot 13

2nd Floor Addition

Attorney, Ms. Erica Edwards, was present as the attorney for the applicant.

Ms. Edwards asked if the application could be moved to another agenda since the revised plans were not submitted ten days prior to the hearing date. A discussion took place and it was determined that this hearing will be moved to the Board of Adjustment agenda for the September 20, 2022 meeting.

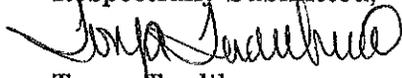
No further notice will be required.

BOARD DISCUSSION

No Board discussion took place.

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

Respectfully Submitted,



Tonya Tardibuono

Resolution # 2022-10
Application # ZB22-4
ZB 7-19-22

BOROUGH OF PARK RIDGE

ZONING BOARD OF ADJUSTMENT RESOLUTION

WHEREAS, JOHN YARENIS (hereinafter referred to as "Applicant"), being the owner of premises known as 73 Ann Terrace, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 5 in Block 1315 on the Tax Assessment Map for the Borough of Park Ridge, applied to the ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE (hereinafter referred to as "BOARD"), seeking a setback variance to allow the construction of a semi in-ground pool as well as a setback for swimming pool patio; and

WHEREAS, the premises are located in the R-20 Residential Zoning District as same is defined by the Zoning Ordinance of the Borough of Park Ridge; and

WHEREAS, the BOARD has received the exhibits and documents with respect to this application as more particularly set forth on the list attached hereto and made part hereof; and

WHEREAS, the BOARD held a hearing in connection with the application, upon due notice as required by law, on June 21, 2022; and

WHEREAS, the BOARD has carefully considered the application and all evidence and testimony submitted in connection therewith; and

WHEREAS, the BOARD voted to approve the aforesaid application following the close of the public hearing thereon on June 21, 2022, and the within resolution is a memorialization of said approval pursuant to N.J.S.A. 40:55D-10g (2);

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE that the BOARD hereby makes the following findings of fact:

1. Applicant is the owner of premises located at 73 Ann Terrace in the Borough of Park Ridge, also known and designated as Lot 5 in Block 1315 on the Tax Map of the Borough of Park Ridge, a non-conforming lot containing 17,370 sq. ft. (20,000 square feet required) with a lot width of 110 feet (110 feet required) and a lot depth of 160 feet (160 feet required) and currently improved with an existing single family residential structure.
2. The applicant proposes to install a semi in-ground swimming pool and to retain the existing patio area.
3. In the proposed location, the pool will be fifteen (15') feet from the property line where twenty (20') feet are required. The patio, which is existing, is 11.7 feet from the property line where fifteen (15') feet is required.
5. The applicant also testified that the property has a significant slope which restricts the area where the pool can be installed. In addition, due to the shape of the lot and, because it is on a corner, a pool could not be built in a conforming location.
6. The BOARD finds that by reason of the location of the existing house on the lot, the topography and the shape of the lot, the strict application of the Zoning Ordinance would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the Applicant pursuant to N.J.S.A. 40:55D-70(c) (1).
7. The BOARD further finds that construction of the pool will not adversely impact adjacent properties.
8. The BOARD finds and concludes that the benefits from the granting of the variances proposed outweigh any detriment pursuant to N.J.S.A. 40:55D-70 (c) (2).

9. Moreover, the BOARD finds that:

- (a) the proposed construction will improve drainage affecting adjacent properties;
- (b) that the pool and patio will be in keeping with the scale of the neighborhood,
and
- (c) The proposed improvements are aesthetically pleasing and further the zoning purpose of maintaining the housing stock.

By reason of the foregoing, the BOARD finds that a decision to grant the variances from the required setbacks for the proposed pool and existing patio will not result in any substantial detriment to the public good nor will same impair the intent and purpose of the zone plan or Zoning Ordinance of the Borough of Park Ridge.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE, by virtue of the foregoing, and pursuant to the authority of N.J.S.A. 40:55D-70(c)(1) and (2), the BOARD does hereby grant the Applicant's requested variances from the setback requirement so as to permit the construction of a semi in-ground pool and the retention of a patio as more particularly shown on the plans submitted to the BOARD.

EXHIBIT LIST
BOROUGH OF PARK RIDGE ZONING BOARD

APPLICANT: ZB 21-20
ADDRESS: 73 Ann Terrace
BLOCK: 1315 LOT: 2
ZONE: R-20

EXHIBIT:	ITEM NO.	DATE:
Application	1	3/18/2022
Denial of Application	2	3/07/2022
Plans by Paul Gdanski	3	1/15/2022

The within approval is conditioned upon applicant:

1. Obtaining a soil moving permit;
2. Obtaining approval of the Board Engineer to a proposed drainage plan;
3. Applicant shall not regrade or impact the existing sanitary sewer easement in any way;
4. Pool equipment must be shielded so as not to be visible from the roadway.

Ayes: 5

Nays: 0

Dated: July 19, 2022

Introduced by:

Nuke Nundy (A)

Seconded by:

Mike Mintz
Mike Brickman (A)

Approved

Mike Brickman
Jake Flaherty (A)
Jake Flaherty (A)