

**BOROUGH OF PARK RIDGE
ZONING BOARD
NOVEMBER 22, 2022
REGULAR MEETING MINUTES**

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

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

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

ROLL CALL BOARD:

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

Also Present:

Mr. Brian Giblin Jr. - Attorney	Present
Ms. Tonya Janeiro – Board Secretary	Present
Mr. John Dunlea – Neglia Engineering	Present

APPROVAL OF MINUTES

The minutes of October 18, 2022 were approved on a motion from Mr. Mintz, seconded by Dr. Perez, and carried by all members eligible to vote.

RESOLUTION #2022-14
#ZB22-5

**Valerie Vermiglio Kohn
82 Rivervale Road
Block 2007 / Lot 1
Subdivision**

A motion was made by Mr. Mintz to approve the memorializing resolution. The motion was seconded by Dr. Perez, and carried by a roll call vote as follows:

Mr. Mike Curran	Yes
Mr. Jake Flaherty	Yes
Mr. Michael Mintz	Yes
Dr. Gregory Perez	Yes
Chairman Frank Pantaleo	Yes

RESOLUTION #2022-15

#ZB19-02

Park Ridge Diner Corporation

125 Kinderkamack Road

127 Park Avenue

Block 1805 / Lot 8 & 9

Site Plan / Use Variance / Shared Parking

A motion was made by Mr. Mintz to approve the memorializing resolution extending the expiration date on resolution #2019-6. The motion was seconded by Dr. Perez, and carried by a roll call vote as follows:

Mr. Mike Curran	Yes
Mr. Jake Flaherty	Yes
Mr. Michael Mintz	Yes
Dr. Gregory Perez	Yes
Chairman Frank Pantaleo	Yes

CONTINUED APPLICATION #ZB22-1

Julio & Evelyn Pecho

46 W. Park Avenue

Block 1202 / Lot 50

Retaining Wall

Mr. Dunlea commented that the applicant submitted revised wall plans with a one on one slope, but he was not satisfied with the revised plans. Chairman Pantaleo made an announcement that this application will be carried to the December 20, 2022 Zoning Board of Adjustment meeting at 8:00 p.m. The applicant agreed to consent to an extension of time. No additional notice will be required.

NEW APPLICATION #ZB22-6

Joseph Braunworth

272 Prospect Avenue

Block 2507 / Lot 2

Second Floor Addition

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

Joseph Bruno
29 Pascack Road
Park Ridge, NJ 07656

Joseph Braunworth
272 Prospect Avenue
Park Ridge, NJ 07656

The applicants Architect, Mr. Joseph Bruno, was accepted as an expert witness.

Proof of service is in order.

The following items were marked as exhibits:

A1 – 2 Pages of plans dated 5/23/22 and revised 8/1/22.

A2 – 3 Pages, 2 photographs of 272 Prospect Avenue.

Mr. Bruno went over the application. The applicant is looking to build over the existing garage. The footprint of the home will not change.

The applicant is seeking the following variances:

Minimum Rear Yard

Required – 45 Ft.

Existing – 16.71

Proposed – 16.71

The home has the following pre-existing non-conforming conditions:

Lot Area

Lot Depth

Chairman Pantaleo asked about the roof lines. Mr. Bruno replied the new roof lines will be tied in seamlessly.

It was asked if there would be changes in the existing water run-off. Mr. Bruno replied no. Mr. Braunworth explained the existing drainage.

Mr. Dunlea has no issues with this proposed application.

No public was present to ask questions of the applicant.

A brief Board discussion took place, with all members in favor of the proposed application.

Mr. Giblin, Jr. will draft a resolution that will be voted on at the December 20, 2022 Board of Adjustment meeting.

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

Mr. Mike Curran	Yes
Mr. Jake Flaherty	Yes
Mr. Michael Mintz	Yes
Dr. Gregory Perez	Yes
Chairman Frank Pantaleo	Yes

NEW APPLICATION #ZB22-7

Daniel Panarello / Kathleen Butler

2 Kevin Court

Block 2304 / Lot 20

Inground Pool / Fence / Retaining Wall

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

Kent Rigg
24 Godwin Avenue
Midland Park, NJ 07432

Dan Panarello
2 Kevin Court
Park Ridge, NJ 07656

Kathleen Butler
2 Kevin Court
Park Ridge, NJ 07656

The applicants' Engineer, Mr. Kent Rigg, was accepted as an expert witness.

Mr. Rigg spoke about the proposed application. The rectangular lot is located in the R20 Zone and is conforming in area.

The following variances are being requested:

Swimming Pool Set-Back
Pool Patio Set-Back
Accessory Structure Set-Back
Pool Location
Retaining Wall Set-Back
Fence Height
Pool Equipment Location

Grading and soil erosion & sediment control plans dated July 18, 2022, and revised on August 11, 2022, were marked as Exhibit A-1.

Ten photographs were marked as Exhibit A-2.

Landscape plan dated July 20, 2022 was marked as Exhibit A-3.

The proposed application shows the removal of the existing deck and patio and the new construction of a deck, pool, patio, fence and retaining wall.

Mr. Dunlea went over his submitted letter dated November 20, 2022 (attached). Item number 4.18 regarding stormwater runoff was discussed. Ms. Butler commented that her neighbor was looking forward to this application addressing a stormwater control plan.

Mr. Dunlea commented that soil moving, grading and drainage will all require reviews if this application is approved.

Dr. Perez asked how close the proposed pool will be to the neighboring home. Mr. Rigg is unsure.

Mr. Flaherty does not think the pool location to the property line is acceptable.

It was asked why the pool was not proposed to another location on the property. Ms. Butler replied that the pool would be in the shade and there would be no easily accessible door into the house from the pool area.

It was asked why the pool location was not proposed in the location where the proposed patio is. Ms. Butler replied she had no answer.

Mr. Curran asked for clarification as to where exactly the neighbor's home is located.

Chairman Pantaleo asked what the rock path was that is shown in the submitted pictures. Ms. Butler said she is unsure, as the path was there when they purchase the home two years ago.

Mr. Mintz asked how deep the proposed pool is. Mr. Panarello replied five feet.

Chairman Pantaleo asked Mr. Rigg to go over the trees on the property and address any trees that would need to be removed.

Mr. Flaherty asked Mr. Rigg to go over the underground chambers for drainage.

A discussion took place regarding changing the location of the pool wall without having to go as far to the north with the wall.

Chairman Pantaleo commented that he was not comfortable with the existing application.

Mr. Flaherty commented that this is a difficult application to approve, especially with the fence and pool one foot off the property line.

Mr. Mintz agrees with the Chairman.

Mr. Curran doesn't know if changing the location of the pool will help with the neighbor set-backs. He believes the neighbors home is a non-conforming home.

The applicant requested to carry the application to the next available Zoning Board of Adjustment meeting. No further notice is required. The applicant will move the location of the pool, redesign the drainage and add location and set-backs of the neighbor's home.

BOARD DISCUSSION

No Board discussion took place.

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

Respectfully Submitted,



Tonya Janeiro

BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT RESOLUTION

*

WHEREAS, Valerie Vermiglio Kohn, has applied to the Board of Adjustment of the Borough of Park Ridge under Application No. ZB 22-5 for permission to subdivide premises designated as Lot 1 in Block 2007 into two (2) lots. Said property is located in the "R15" (Residential) zone pursuant to Ordinance 101 et. seq.; and

WHEREAS, the applicant has, by affidavit, presented satisfactory proof to the Board that all owners of the property situate within and without the municipality and within 200 feet of the premises to be affected have been given notice pursuant to the applicable statutes; and

WHEREAS, the applicant has also submitted an Affidavit of Publication that notice of said hearing was duly published as required by law; and

WHEREAS, on October 18, 2022, the Board of Adjustment held a public hearing at which time it heard the testimony and considered the argument on behalf of the applicant; and

WHEREAS, at said hearings the Board also hearing and gave consideration to all other persons desiring to be heard; and

WHEREAS, on October 18, 2022, after due consideration and deliberation the Board did adopt a voice resolution approving the application; and

WHEREAS, pursuant to N.J.S.A. 40:55D-10(g) said decision must be reduced to writing and shall include findings of fact and conclusions based thereon; and

WHEREAS, the statute further provides that the Board may provide such written decision by the adoption of a resolution of memorialization at a subsequent meeting; and

WHEREAS, the Board of Adjustment does hereby on this 22nd day of

November, 2022, adopt, ratify and confirm the following findings as its findings of fact and conclusions of law upon which its determination of October 18, 2022 was based:

1. The applicant is the contract purchaser of the premises known as Lot 1 in Block 2007 on the tax assessment map of the Borough of Park Ridge. The property is situate within the "R15" (Residential) zone.

2. The applicant proposes to subdivide the lot into two lots, each of which would be developed with a single-family home.

3. The property is located on Rivervale Road and is irregular in shape. It has 187 feet of frontage on Rivervale Road and a maximum depth of 342.2 feet. The lot contains a lot area of 87,641 square feet.

4. The applicant's proposal is depicted on plans titled "Minor Subdivision for Valerie Kohn, Lot 1 Block 2007 82 Rivervale Road, Township of River Vale, Bergen County, N.J." dated March 15, 2022, prepared by Lantelme, Kurens and Associates, P.C.

5. In support of the proposal, the applicant presented testimony from several witnesses.

6. The applicant's first witness was Sean McClellan, an engineer, who was qualified and testified as an expert witness.

7. The witness described that there is an existing two-story frame dwelling on the property and that the proposal is to subdivide the lot into two (2) separate lots to be designated Lots 1.01 and 1.02.

8. The witness testified that the proposal would require the following variances:

For proposed lot 1.01, the minimum combined side yard is proposed at 15.4' where 18' is the minimum required;

For proposed lot 1.02, the minimum lot width is proposed at 87' where 100' is the minimum required.

9. The witness further testified that nothing will be disturbed in the rear of the property and that there will be no runoff issues.

10. The witness also testified that there will be parking for the new house to be constructed including a new two (2) car garage.

11. The witness also testified that a portion of the property will be deeded to the Borough to be added to the right-of-way.

12. The applicant's next witness was Michael F. Kauker who qualified and testified as an expert in planning.

13. The witness testified that the variances requested can be granted because the benefits of the proposal outweigh the determinants.

14. Specifically, the witness testified that the lot is extremely oversized for the zone and that the variances being requested are not substantial.

15. The witness also testified that the proposed lot is in an ideal location. It is isolated from the older part of the property and the proposal is consistent with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Adjustment of the Borough of Park Ridge does hereby approve the application of Valerie Vermiglio Kohn under Application No. ZB 22-5 for permission to subdivide the property into two (2) lots designated as lots 1.01 and 1.02.

BE IT FURTHER RESOLVED, that said approvals are subject to the following conditions:

1. The lots shall be developed as proposed in the plans submitted to the Board, titled by "Minor Subdivision for Valerie Kohn, Lot 1 Block 2007 82 Rivervale Road, Township of River Vale, Bergen County, N.J." dated March 15, 2022, prepared by Lantelme, Kurens and Associates, P.C.

2. Applicant shall comply with all of the requirements of the Subdivision Ordinance of the Borough of Park Ridge.

3. If another governmental agency grants a waiver or variance of a regulation, affecting this approval or the conditions attached to it then this Board shall have the right to review that issue as it relates to this approval and these conditions and modify or amend the same.

4. Within thirty (30) days of approval, the applicants shall submit to the Secretary of the Planning Board twelve (12) copies of the approved subdivision plan. (Each plan must be individually signed and sealed by a professional engineer or land surveyor).

5. Applicant shall record this subdivision map or deed in the County Clerk's Office within one hundred ninety (190) days of approval as required by N.J.S.A. 40:55D-47. In the event the applicant records a deed, it shall be reviewed and approved by the attorney for the Planning Board prior to recording.

6. Within thirty (30) days of the recording and prior to receipt of any building permits, the applicant shall submit to the Planning Board and the Building Department proof of said recording in the form of a deed or map.

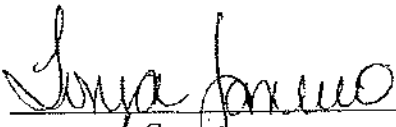
7. Applicant to comply with all federal, state and local laws, rules, regulations and obtain all other required governmental approvals in

implementation of this development.

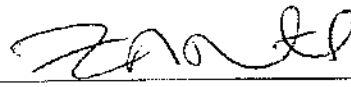
8. Applicant shall enter into a Developer's Agreement with the Borough of Park Ridge to be prepared by the attorney to the Zoning Board of Adjustment, in a form acceptable to the Borough and applicant.

ATTEST:

APPROVED:

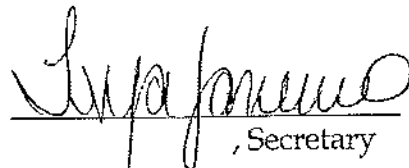


Secretary
Tanya Janeiro



Chairman
Frank Pantaleo

I hereby certify the foregoing to be a true copy of a resolution adopted by the Board of Adjustment at a meeting held on the 22nd day of November, 2022.



Secretary 11-22-22

WHEREAS, Park Ridge Diner Corp. (hereinafter referred to as "Applicant"), is the owner of property known and designated as Lot 9 in Block 1805, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises commonly known as 125 Kinderkamack Road; and

WHEREAS, the Applicant received approval from this Board by Resolution adopted June 18, 2019 to construct an addition and perform alterations on the property; and

WHEREAS, the Applicant has not been able to commence construction within one (1) year after the adoption of the Resolution by this Board due to the pendency of an arbitration proceeding that was commenced by the owner of the property ; and

WHEREAS, pursuant to Park Ridge Ordinance §74-14 "Any variance from the terms of this Chapter hereafter granted by the Board of Adjustment, permitting the erection or alternation of any structure or structures, or permitting a special use of any premises, shall expire by limitation unless such construction or alteration shall have actually commenced on each and every structure permitted by said variance or unless such permitted use has actually been commenced within one (1) year from the date of publication of the notice of the judgment or determination of the Board of Adjustment ..."; and

WHEREAS, the Zoning Board of Adjustment has the authority under the New Jersey Municipal Land Use Law to extend its approvals.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE that the approval granted to Park Ridge Diner Corp.

by Resolution adopted on June 18, 2019 is hereby extended for one (1) additional year from the date of this Resolution.

Ayes: 5

Nays: 0

Dated: November 22, 2022

Introduced by:

Seconded by:

Approved:

Michael Mintz

Greg Perez

Frank Pantaleo
Zorro



EXPERIENCED
DEDICATED
PUSHING FORWARD

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November 20, 2022

Via: E-Mail

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

Attn.: Ms. Tonya Janeiro, Secretary

Re: Variance Application – Engineering Review
2 Kevin Court (Block 2304, Lot 20)
Borough of Park Ridge, Bergen County, New Jersey
NEA File No.: PKRDSPL22.021

Dear Ms. Janeiro,

As requested, we have reviewed the recently submitted Variance Application and have completed an engineering review of the submitted documents. The submittal included the following documents:

- A Borough of Park Ridge Denial of Application, prepared by Tonya Tardibuono [Janeiro], dated August 5, 2022;
- A Borough of Park Ridge Application of Appeal, Applicant, dated August 19, 2022;
- A Borough of Park Ridge Zoning Application, dated August 5, 2022;
- Signed and sealed engineering plan set consisting of two (2) sheets entitled, "Grading Plan and Soil Erosion & Sediment Control Plan at 2 Kevin Court, Borough of Park Ridge, County of Bergen" prepared by Kent Rigg, P.E., of Kent Rigg Engineering & Land Surveying, LLC, dated July 5, 2022, last revised August 11, 2022.; and
- Signed and sealed landscape plan sheet entitled, "Panarello Residence, 2 Kevin Court, Park Ridge," prepared by Christopher L. Karach, L.L.A., dated July 20, 2022.

1. Property Description

The subject property is a single lot identified as Block 2304, Lot 20, per the Borough of Park Ridge Tax Map Sheet No. 8. The subject property is commonly known as 2 Kevin Court and is an irregularly shaped lot located on the corner of Rock Avenue and Kevin Court. The property is approximately 20,050 square feet (0.46 acres), and is located within the R-20 Zone, per the Borough of Park Ridge Zoning Map.

The existing site is currently occupied by a two-story residential dwelling, with a paver driveway providing access to Kevin Court. Additional site features include a paver front entrance and landscaping beds. The

LYNDHURST

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

THE MOUNTAIN SIDE

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

Applicant proposes to construct a pool, patio, fencing towards the eastern boundary of the premises, a wall around the perimeter of the back yard, drainage improvements, and widening of the paver driveway.



2. Completeness Review

NEA previously issued a completeness review of the subject application and recommended that the application be deemed complete. Overall, we take 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. Neglia recognizes the following potential variances, as identified within the submitted application, which we defer to the Board Planner on final determination regarding same:

- Minimum lot depth: 160 feet permitted, 93.4 feet under the existing conditions with no proposed change to the same (this is an existing non-conforming condition);
- Minimum front yard: 40 feet permitted, 31.4 feet under existing conditions with no proposed change to the same (this is an existing non-conforming condition);
- Minimum pool setback: 20 feet permitted, and 10 feet proposed;
- Minimum pool patio setback: 15 feet permitted, 18.9 feet under the existing conditions, and 9 feet proposed;

- Minimum pool setback from dwelling: 10 feet permitted, and 9.6 feet proposed;
- Minimum retaining wall setback: 10 feet permitted, 15.6 feet under the existing conditions, and 1 foot proposed;
- Pool Location: pool permitted within the rear yard only, and pool located within the rear and front yards; and
- Maximum front yard fence height: 4 feet height permitted, and 6 feet fence height proposed.

4. Engineering Comments

- 4.1 Any import or export of soil to/from the site is subject to the submission of a Soil Movement Application. A soil movement application was previously submitted as part of this application. Since the work associated with this application was previously completed, the Applicant shall provide testimony at the Board hearing with respect to the site disturbances and soil movement that are required to construct the 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.
- 4.3 The Applicant is responsible for any damage to neighboring or public properties that may have occurred during the construction of the improvements. Notation indicating the same shall be added to the plans.
- 4.4 Based upon the submitted engineering plan, the Applicant is proposing improvements that will result in an increase in impervious coverage of 1,401 square feet, as compared to the previously existing conditions. As such, the Applicant is required to provide on-site stormwater storage volume equivalent to a two (2) inch rainfall over the net increase in impervious area. Therefore, the minimum required storage volume is determined as: $(1,401 \text{ square feet}) \times [(2 \text{ in.}) / (12 \text{ in./ft.})] = 233.5 \text{ cubic feet (approximately 1,747 gallons)}$. The Applicant indicates that stone bed infiltration systems with a capacity of approximately 2,313 gallons have been provided on-site. Overall, we take no exception to the drainage design methodology utilized. However, additional comments may be provided as part of the engineering review process associated with the Soil Movement Permit review, should the Board look favorably upon this application. Testimony with respect to the drainage design shall be provided at the Board hearing.
- 4.7. 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 the same shall be addressed prior to construction, if granted approval:
 - 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 Neglia 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 Neglia 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.
- 4.8 Based upon the proposed grading conditions, the Applicant is proposing to construct a retaining wall with a maximum height of 3.5 feet. The Applicant shall note that all walls in excess of three (3) feet (exposed height) will require associated wall stability calculations prepared by a licensed professional engineer in the State of New Jersey. Furthermore, a retaining wall construction detail shall be added to the plans.
- 4.9 Upon completion of construction, and if granted approval, all retaining walls in excess of three (3) feet in height (exposed height) require certification by a licensed professional engineer in the State of New Jersey confirming that the wall was built in accordance with the plans and details and that it will support its design and intended loads.
- 4.10 All proposed wall drainage shall tie into the proposed on-site conveyance and infiltration system(s).
- 4.11 The Applicant shall provide testimony addressing construction of the proposed wall. Specifically, the Applicant shall verify if access onto the easterly adjacent property will be required to construct said wall. If access onto the easterly adjacent property is required, an access agreement must be provided prior to construction, if granted approval.
- 4.12 The Applicant shall provide testimony addressing fall protection for the proposed retaining wall. We would recommend that sections of the proposed pool fence be situated on the high side of the proposed wall as a means of required fall protection.
- 4.13 The Applicant shall provide the disturbance area on the site plan. The Applicant is advised that should the limit of disturbance exceed 5,000 square feet, the Applicant shall apply for and obtain approval from the Bergen County Soil Conservation District. Proof of approval shall be provided to the Borough prior to any soil disturbance activities.

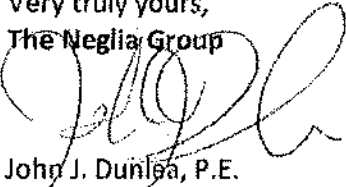
- 4.14 The plans include notation indicating that no trees are to be removed as part of the improvements. Testimony confirming the same shall be provided at the Board hearing. It shall be noted that tree removal is subject to review and approval by the Borough's Shade Tree Commission.
- 4.15 The Applicant shall provide testimony addressing the proposed landscaping improvements. Specifically, the Applicant shall address the proposed landscaping approximately at the intersection of Kevin Court and Rock Avenue. We note that adequate site clearance and visibility must be provided at this intersection.
- 4.16 This application includes proposed lighting improvements. Testimony addressing the same shall be provided at the Board hearing. Based upon the testimony provided at the Board hearing, a point-to-point analysis and iso-contours may be required for review prior to construction, if granted approval.
- 4.17 The Applicant shall ensure that all disturbed work areas are stabilized with topsoil, seed, hay, and straw mulch to ensure lawn growth.
- 4.18 The Applicant shall ensure that stormwater runoff is not negatively affecting neighboring properties following completion of construction. Any damages caused by an increase in runoff or improper drainage shall be repaired by the Applicant. Notation indicating the same shall be added to the plans.

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 Neglia 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. Neglia 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,
The Neglia Group



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

cc: Daniel Panarello and Kathleen Butler – Applicant(s) *(via e-mail)*
Kent Rigg, P.E., P.L.S. – Applicant's Engineer *(via e-mail)*
Christopher L. Karach, L.L.A - Applicant's Landscape Architect *(via e-mail)*