

**BOROUGH OF PARK RIDGE  
ZONING BOARD  
NOVEMBER 21, 2023 – 8:00 P.M.  
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 Meeting Act, P.L. 1975, Chapter 231.

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

**ROLL CALL BOARD:**

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

**Also Present:**

|                                     |         |
|-------------------------------------|---------|
| Mr. Michael Gannaio. - Attorney     | Present |
| Ms. Tonya Janeiro – Board Secretary | Present |

**APPROVAL OF MINUTES**

The minutes of October 17, 2023 were approved on a motion from Mr. Mintz, seconded by Mr. Brickman, and carried by all members eligible to vote.

**RESOLUTION #2023-14**

**Extension of Resolution #ZB2022-15**

**#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. Brickman to approve the memorializing resolution extending the expiration date on resolution #2022-15. The motion was seconded by Dr. Perez, and carried by a roll call vote as follows:

|                      |     |
|----------------------|-----|
| Mr. Michael Brickman | Yes |
| Mr. Michael Mintz    | Yes |
| Mr. Peter Montalbano | Yes |

|                                 |     |
|---------------------------------|-----|
| Dr. Gregory Perez               | Yes |
| Ms. Lynda Nettleship – Carraher | Yes |
| Mr. Jeff Rutowski               | Yes |
| Chairman Frank Pantaleo         | Yes |

## NEW APPLICTION

**ZB23-7**

**Keith & Jerene Lambregste**

**18 Seibert Court**

**Block 2404 / Lot 9**

**Covered Porch**

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

Joe Bruno  
29 Pascack Road  
Park Ridge, NJ 07656  
Applicant's Architect

Proof of service is in order.

Mr. Bruno spoke about the application. The applicant is seeking to add a covered porch to the front of the home. The front yard set-back requirements are as follows:

Required - 30 Ft.  
Existing - 30.1 Ft.  
Proposed - 24.1 Ft.

Mr. Bruno went over the design of the proposed porch. The porch is compliant will all requirements except for the front yard set-back.

The home was built in 1959 prior to New Jersey Zoning Laws.

Seven submitted photographs of 18 Seibert Court and the surrounding homes were marked as Exhibit A-1. Mr. Bruno went over each photograph. Mr. Bruno pointed out the several of the homes on the other side of the road have porticos.

The porch will be open on three sides. Mr. Bruno believes the porch is appropriately scaled for the residence.

Chairman Pantaleo asked about the dimensions of the exiting stoop. Mr. Bruno replied that he is unsure, but believes it to be around 5' x 3'.

Mr. Montalbano asked if the home was conforming when built. Mr. Bruno said the home was built before New Jersey's Zoning Laws took effect.

Mr. Keith Lambregste, the homeowner, was asked to state his name from Mr. Gannaio. Mr. Lambregste spoke about the need for the porch.

Ms. Nettleship-Carraher asked if the applicant was going to side the whole house. Mr. Bruno said not at this time.

Mr. Bruno stated gutters will be installed on the new porch.

No public was wishing to speak.

A Board discussion took place regarding the application.

Dr. Perez said this application is straightforward and the improvement is consistent with the neighborhood.

Chairman Pantaleo asked if the homes on the opposite of the street that have porticos have more street frontage. Mr. Bruno was not sure.

Chairman Pantaleo believes the proposed porch is consistent with the other homes in the neighborhood. Mr. Mintz agrees.

Mr. Rutowski believes it would be safer walking outside.

The home will have outdoor lighting fixtures that will illuminate the stairs.

Ms. Nettleship-Carraher asked if there would be railings. Mr. Bruno said yes.

Mr. Gannaio will draft a resolution that will be voted on at the next Board of Adjustment meeting.

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

|                                 |     |
|---------------------------------|-----|
| Mr. Michael Brickman            | Yes |
| Mr. Michael Mintz               | Yes |
| Mr. Peter Montalbano            | Yes |
| Dr. Gregory Perez               | Yes |
| Ms. Lynda Nettleship – Carraher | Yes |
| Mr. Jeff Rutowski               | Yes |
| Chairman Frank Pantaleo         | Yes |

#### 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 Janeiro

Resolution #2023-14  
11-21-2023  
Extension of  
#2022-15

BOROUGH OF PARK RIDGE

ZONING BOARD OF ADJUSTMENT RESOLUTION

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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 previously granted the Applicant an additional one-year period to commence construction but the Applicant has been unable to do so; 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: 7

Nays: 0

Dated: November 21, 2023

Introduced by: Michael Brickman  
Seconded by: Michael Brickman @  
Greg Perez @  
Approved: Frank Pantaleo @  
Frank Pantaleo