

**BOROUGH OF PARK RIDGE  
ZONING BOARD  
MARCH 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
Mr. Michael Brickman	Present
Mr. Mike Curran	Present
Mr. Jake Flaherty	Absent
Mr. Michael Mintz	Absent
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
Mr. John Dunlea – Neglia Engineering	Present

**APPROVAL OF MINUTES**

The minutes of February 21, 2023 were approved on a motion from Mr. Brickman, seconded by Ms. Nettleship-Carraher, and carried by all members eligible to vote.

**RESOLUTION #2023-7**

**ZB22-7**

**Daniel Panarello / Kathleen Butler**

**2 Kevin Court**

**Block 2304 / Lot 20**

**Single Family Home - Inground Pool / Fence / Retaining Wall**

A motion was made by Mr. Rutowski to approve the memorializing. The motion was seconded by Mr. Brickman, and carried by a roll call vote as follows:

Mr. Michael Brickman	Yes
Mr. Mike Curran	Yes
Dr. Gregory Perez	Yes (Reluctantly)
Ms. Lynda Nettleship-Carraher	Yes
Chairman Frank Pantaleo	Yes

**RESOLUTION #2023-8**

**ZB23-1**

**Eric & Georgia Miller  
58 Perry Street  
Block 1506 / Lot 9  
Single Family Home – Addition**

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

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

**NEW APPLICATION ZB23-2**

**Michael Smeen  
30 Mill Road  
Block 1503 / Lot 1  
New Single-Family Home**

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

Al Dattoli  
70K Chestnut Ridge Road  
Montvale, NJ 07645  
Applicant's Architect

Michael Smeen  
310 Bradley Avenue  
Northvale, NJ 07656  
Applicant / Homeowner

Proof of service is in order.

Mr. Smeen spoke about the application. The applicant is seeking to demolish an existing two-family home and build a single-family owner-occupied home on the lot.

The lot is a pre-existing non-conforming lot.

Mr. Dattoli went over the plans. He spoke about the footprint of the proposed home.

Exhibits marked as:

Exhibit A-1 to A-4 Proposed Residence Plans for 30 Mill Road from Albert Dattoli dated January 9, 2023.

Exhibit A-5 Site Plans dated January 5, 2023 and Property Survey dated December 23, 2022 (total 2 pages) for 30 Mill Road from Lantelme, Kurens & Associates, P.C.

The property is located in the R-15 Zone. The minimum lot area in the R-15 Zone is 15,000 sq. ft. This property is 13,408 sq. ft. The minimum lot depth in the R-15 Zone is 150 ft. This property is 95.5 sq. ft. Mr. Dattoli went over the building envelope.

The applicant is seeking the following variances:

Minimum Front Yard Setback:

Required: 30.0 Ft.

Existing: 22.1 Ft.

Proposed: 26.0 Ft.

Variance Requested: 4 Ft.

Minimum Front Yard Steps:

Required: 26.0 Ft.

Existing: 15.4 Ft.

Proposed: 24.0 Ft.

Variance Requested: 2 Ft.

Minimum Rear Yard:

Required: 45.0 Ft.

Existing: 43.3 Ft.

Proposed: 32.3 Ft.

Variance Requested: 12.7 Ft.

The new single-family home will eliminate the previous two-family, pre-existing non-conforming home.

The existing driveway is non-conforming and a section of the existing driveway is located on the neighbor's property. The new driveway will be conforming.

Chairman Pantaleo asked about the existing two sheds on the property. Mr. Smeen replied that he would like to keep one of the existing sheds. Chairman Pantaleo commented to make sure the existing shed that is staying on the property is conforming to the Borough set-back ordinance.

A discussion was had by all pertaining to the location of the proposed deck and/or patio. The applicant decided to leave the plans as is for now. Any additional accessory structures will be conforming.

Dr. Perez asked the location of the neighbor's garage.

Dr. Perez asked if there was a proposed landscaping plan. Mr. Smeen replied no landscaping plan as he is only cleaning up the property for now.

The Board went over the letter submitted from Mr. Dunlea dated March 13, 2023 (attached). Mr. Smeen said the DEP permit is Permit by Rule. Mr. Dunlea replied as long as all conditions of the Permit by Rule are satisfied.

Exhibit A-6 photo of existing residence and proposed residence.

Exhibit B-2 letter dated February 27, 2023 submitted by General Supervisor of Water and Sewer, Christopher O'Leary. Chairman Pantaleo read the letter. Mr. Dattoli commented that all requirements in the letter will be conformed to.

Mr. Dunlea commented that if the deck is constructed on the side of the home, screening may be necessary for privacy.

Mr. Dunlea commented that any lighting installed on the property must not adversely impact the neighbors. Mr. Dattoli agreed.

This application will need approval from the Bergen County Soil Conservation.

Mr. Smeen commented that landscaping will be installed in the front yard and he will look into fencing for the property.

Mr. Brickman asked for a description of the proposed driveway. Mr. Dattoli spoke about the proposed driveway, confirming the width will be 20 ft. wide.

No public wishing to speak.

A Board discussion took place regarding the application for 30 Mill Road.

Ms. Nettleship – Carraher is in favor of the application.

Mr. Brickman believes it is a good plan.

Chairman Pantaleo likes the plans. He commented that he is happy to eliminate the pre-existing two-family home.

Dr. Perez believes the new home fits the area.

Mr. Curran said the new home is a dramatic improvement.

The home has been vacant since February 2023.

Mr. Rutowski asked if there is any planned paving on the block. Mr. Dunlea said the Borough does not have any planned paving on that block, but he would check with the PSE&G paving list.

Mr. Gannaio will draft a resolution that will be voted on at the April 18, 2023 Board of Adjustment meeting.

A motion was made by Ms. Nettleship-Carraher 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
Dr. Gregory Perez	Yes
Ms. Lynda Nettleship-Carraher	Yes
Mr. Jeff Rutowski	Yes
Chairman Frank Pantaleo	Yes

BOARD DISCUSSION

The meeting was adjourned on a motion from Dr. Perez, seconded by Ms. Nettleship-Carraher, and carried by all.

Respectfully Submitted,



Tonya Janeiro