

**BOROUGH OF PARK RIDGE  
ZONING BOARD  
JUNE 20, 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	Present
Dr. Gregory Perez	Present
Ms. Lynda Nettleship-Carraher	Present
Mr. Jeff Rutowski	Absent

Also Present:

Ms. Tonya Janeiro – Board Secretary	Present
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**APPROVAL OF MINUTES**

The minutes of May 16, 2023 were approved on a motion from Mr. Mintz, seconded by Mr. Curran, and carried by all members eligible to vote. Mr. Brickman abstained.

**RESOLUTION #2023-11**

**ZB23-3**

**Christine Malkames / Anthony Oberhaus**

**9 Glenbrook Drive**

**Block 502 / Lot 1**

**13 Ft. High Existing Fence**

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

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

### BOARD DISCUSSION

Ms. Janeiro said the only pending application we have at this time is an application for 203 Pascack Road that will be scheduled for the July 18, 2023 meeting. Ms. Janeiro took a role call to make sure there will be a quorum for the meeting.

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

Respectfully Submitted,



Tonya Janeiro

BOROUGH OF PARK RIDGE  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION

Resolution #2023-11  
Application #ZB23-3  
6-20-2023

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WHEREAS, Christine Malkames and Anthony Obrehaus (hereinafter referred to as "Applicant"), being the owner of premises known as 9 Glenbrook Drive, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 1 in Block 502 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 variance to retain a thirteen (13') foot high fence; and

WHEREAS, the premises are located in the R-40 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 a held hearing in connection with the application, upon due notice as required by law, on May 16, 2023; 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 May 16, 2023, 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 9 Glenbrook Drive in the Borough of Park Ridge, also known and designated at Lot 1 in Block 502 on the Tax Map of the Borough of Park Ridge, a conforming lot containing 168,989 sq. ft. a lot width of 354-663 feet (and a lot of depth of more than 200 feet. The property is currently improved with an existing single family residential structure as well as a pool, gazebo, deck and pond in the rear yard.
2. The applicant's proposal is to retain a thirteen (13') foot high fence along a portion of the rear (north) property line.
3. The applicant elicited the testimony from Dave Sudacki, who was qualified and testified as an expert in engineering.
4. The witness testified that the fence was built approximately five (5) years ago and presented a partial property line survey dated January 6, 2023, revised to April 5, 2023, which was accepted into evidence as Exhibit A-1.
5. The witness also introduced a boundary and topographic survey dated March 22, 1999, revised to March 30, 1999, which shows the difference in height between the subject property and the adjacent property to the north.
6. As the witness testified, the northern property line is currently fenced for approximately five hundred eighty-five (585') feet of its six hundred sixty (660') foot length.

7. The fence heights also the northern property line range from no fence on both the eastern and western portions of the boundary to six (6') feet along approximately three hundred ninety-eight (398') feet of the property line, seven (7') feet along sixty-five feet (65') feet of the property line and one hundred twenty (120') feet at which the fence is thirteen (13') feet high.
8. The witness testified that the adjacent site to the north is elevated about the subject property and that there is a parking lot with tall lights that impact on the subject property.
9. The witness also testified that there is substantial vegetation on both sides of fence and that the fence is not visible from any street located within the Borough.
10. The applicant, Christine Malkames, also testified in support of the application.
11. She stated that after she purchased the property, security lights were installed on the adjacent building which shined onto her property.
12. In addition, the property owner testified that she was concerned because there used to be groups of people that gathered on the adjacent property, and she initially had the fence installed for reasons of security.
13. The witness introduced seven (7) photos of the existing condition which were accepted into evidence as Exhibit A-3.
14. The witness indicated that, in her opinion, the lot was unique because it was adjacent to commercial lot and the fence provides a needed buffer between incompatible uses.

## EXHIBIT LIST

Application #: ZB-23-3

Applicant: Christine Malkames and Anthony Obrehaus

Property Address: 9 Glenbrook Drive

Block 502 Lot 1

Application received on April 17, 2023

Survey prepared by: James Drumm dated March 22, 1999.

Denial of application dated March 13, 2023

Seven (7) photographs of site (undated)

Partial Property Line Survey Detail prepared by Lapatka Associates, Inc. dated January 6, 2023,  
revised to April 54, 2023.

15. The BOARD finds that by reason of the topography of the site and the improvements located on the adjacent property. The applicant has proposed a fence which is a better zoning alternative than what is permitted in the zone.

16. By reason of the foregoing the BOARD finds that a decision to grant the variance from the ordinances to permit the retention of the fence 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, the BOARD does hereby grant the Applicants variances from the Ordinance so as to permit the retention of the fence as it exists as more particularly set forth in the application and plans filed with the Board, as amended, subject to the following conditions:

1. Fence and footings to be inspected by the Board Engineer and compliance with all reasonable requests of the Board Engineer;
2. There shall be no increases in height on any portion of the fence above what exists as of the date of the application.

Ayes: 5

Nays: 0

Dated: June 20, 2023

Introduced by: Mike Mintz

Seconded by: Mike Curran

Approved: Frank Dantaleo