

**BOROUGH OF PARK RIDGE
ZONING BOARD
AUGUST 15, 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 (Arrival at 8:24 p.m.)
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:

Mr. Brian Giblin – Board Attorney	Present
Ms. Tonya Janeiro – Board Secretary	Present

APPROVAL OF MINUTES

The minutes of June 20, 2023 were approved on a motion from Mr. Mintz, seconded by Dr. Perez, and carried by all members eligible to vote.

NEW APPLICATION

ZB23-5

**Meaghan Mallon
54 Linden Avenue
Block 1508 / Lot 8
Home Addition**

Mr. Curran is within 200 ft. from the applicant. Mr. Curran recused himself from the application and left the meeting at 8:15 p.m.

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

**John DeThomasis
256 Spruce Avenue**

Emerson, NJ 07630

Meaghan Mallon
54 Linden Avenue
Park Ridge, NJ 07656
Proof of service is in order.

The applicants' Engineer, Mr. John DeThomasis, was accepted as an expert witness.

At this point in the meeting there were only four members present. Mr. Giblin explained to the applicant that we could continue as is, proceed with the hearing, but not take a vote or postpone the hearing.

Mr. Brickman arrived at 8:24 p.m.

Mr. DeThomasis spoke about the application. The applicant is seeking to add an addition to the second floor to cover the foot print of the existing home.

The property is a Pre-Existing Non-Conforming property. The property is located in the R-10 Zone. The minimum lot area in the R-10 Zone is 10,000 square feet. The property is 6,250 square feet.

The permitted side yard is 15 feet. The existing side yards are 7.3 feet and 10.3 feet.

Mr. DeThomasis went over all existing and proposed zoning calculations.

The existing bedroom ceilings on the second floor are seven feet in height. There are no bathrooms on the second floor. The proposed application calls for the addition of two bathrooms on the second floor. The washer/dryer will also be moved from the basement to the second floor.

Mr. DeThomasis went over all elevations. No change in the impervious coverage. The proposed FAR is compliant.

Mr. DeThomasis believes the improvements on this home outweigh the detriments.

Four photos of the existing conditions submitted by the Homeowner, Ms. Mallon, was marked as Exhibit A1A – A1D.

Mr. Mintz asked about the placement of the windows.

Ms. Nettleship – Carraher asked when the home was built. Ms. Mallon replied, 1922.

Chairman Pantaleo asked if there would be any proposed driveway or garage changes. Ms. Mallon replied, no.

Dr. Perez asked if the roof overhang would be staying the same. Ms. Mallon replied, yes.

The exiting awning on the front of the home will be coming down.

No plants or trees will be disturbed by the proposed construction.

The existing Bilco door will remain.

Chairman Pantaleo asked if central air will be installed. Ms. Mallon replied, yes. The location is unknown at this point.

Mr. Mintz asked if town ordinances need to be complied with if a variance is not received. Mr. Giblin said yes.

There does not appear to be any issues with drainage, but that will be looked at by the Park Ridge Building Department.

No public wishing to speak.

A Board discussion took place regarding the application for 54 Linden Avenue.

Dr. Perez thinks this is a neat and compact application. The building is not outside of the existing structure and is a good addition to the neighborhood.

Mr. Mintz agrees with Dr. Perez.

Ms. Nettleship-Carraher agrees with Dr. Perez. She likes that the height is compliant with the zone.

Chairman Pantaleo went over the zone requirements. He believes this application is keeping with the neighborhood.

Mr. Giblin will draft a resolution that will be voted on at the September 19, 2023 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. Michael Brickman	Yes
Mr. Michael Mintz	Yes
Dr. Gregory Perez	Yes
Ms. Lynda Nettleship-Carraher	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