

**BOROUGH OF PARK RIDGE  
ZONING BOARD  
OCTOBER 17, 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.

**SWEARING IN OF NEW APPOINTMENT**

The following members were sworn in by Board Attorney Mr. Gannaio

Peter Montalbano - Term ending 12/31/2023

**ROLL CALL BOARD:**

Chairman Frank Pantaleo	Present
Vice Chairman Jake Flaherty	Absent
Mr. Michael Brickman	Present
Mr. Mike Curran	Present
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 September 19, 2023 were approved on a motion from Mr. Mintz, seconded by Mr. Brickman, and carried by all members eligible to vote.

**RESOLUTION #2023-13**

**ZB23-4**

**Calvin J. Wilson**

**203 Pascack Road**

**Block 1019 / Lot 15**

**Two Principal Buildings on One Lot**

Mr. Brickman had some questions pertaining to the required Performance Bond. A Board discussion took place pertaining to the MLUL requirements for bonds.

The Board went over the conditions of the resolution.

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

Mr. Michael Brickman	Yes
Mr. Mike Curran	Yes
Mr. Michael Mintz	Yes
Dr. Gregory Perez	No
Ms. Lynda Nettleship-Carraher	Yes
Mr. Jeff Rutowski	Yes
Chairman Frank Pantaleo	No

Chairman Pantaleo commented that his vote was against the application and not against the wording of the resolution.

#### 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

## OATH OF OFFICE

STATE OF NEW JERSEY

COUNTY OF BERGEN

I, **Peter Montalbano** do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey; that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the people, and that I will faithfully, impartially and justly perform all the duties of the office of a Zoning Board of Adjustment (term expires: 12/31/23) according to the best of my ability (So help me God).

Sworn and subscribed to before me  
this 17 day of October, 2023

  
(signature)

Michael Gannaio, Esq.  
\_\_\_\_\_  
Attorney

  
\_\_\_\_\_  
Tonya Janeiro

Board Secretary

P.L. 2009, c.141

N.J.S.A.40A:9-9.1

N.J.S.A.41:1-3

N.J.S.A.41:2-1

Resolution #2023-13  
Application #ZB23-4  
10-17-23

BOROUGH OF PARK RIDGE

ZONING BOARD OF ADJUSTMENT RESOLUTION

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WHEREAS, CALVIN J. WILSON (hereinafter referred to as "Applicant"), being the owner of premises known as 203 Pascack Road, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 15 in Block 1019 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 variances to allow the construction of an addition to the existing single family home on the lot; and

WHEREAS, the premises are located in the R-20 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 held a hearing in connection with the application, upon due notice as required by law, on September 19, 2023; and

1. The applicant has proposed to construct a new dwelling that requires no variance relief for the structure.
2. The applicant adduced testimony from Davis Santiago, who will be constructing the new dwelling. The witness testified that the construction of the new home

will take between seven and twelve (7-12) months and that the homeowner is looking to obtain a temporary Certificate of Occupancy to move into the new home and then demolish the existing home.

3. Renderings of the proposed new dwelling were marked into evidence and Exhibits A-1, A-2 and A-3.
4. The Applicant's next witness was Robert Weissman, who qualified and testified as expert in engineering.
5. The witness testified that the existing well will be capped and sealed by a licensed well driller and that the new home will be tied into the municipal water system.
6. The witness testified that the applicant proposed to remove twenty-five (25) trees and was reminded, by the Board Engineer, that tree removal is subject to Shade Tree approval.
7. The witness testified about the existing shared driveway. His testimony was that there is no easement on file for the existing driveway and that the plans for the new home show a new driveway being installed exclusively for the use of the subject property. At that time, the current driveway will only have access to the adjacent property and will no longer be a shared driveway.

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 September 19, 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 203 Pascack Road in the Borough of Park Ridge, also known and designated as Lot 8 in Block 1508 on the Tax Map of the Borough of Park Ridge, a nonconforming lot containing 26,021. ft. (20,000 square feet required) with a lot width of 94.11 feet (110 feet required) and a lot depth of 302.85 feet (160 feet required) and currently improved with an existing single family residential structure.
2. The applicant proposes to construct a new single-family structure and to demolish the existing house after the new house is built.
3. The BOARD finds that the strict application of the Zoning Ordinance is not required, and the Applicant may wait to demolish the existing dwelling while the new home is being built, subject to the conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT FOR THE BOROUGH OF PARK RIDGE, by virtue of the foregoing, and pursuant to the authority of N.J.S.A. 40:55D-70(c)(1) and (2), the BOARD does hereby grant the Applicant's request so as to permit the construction of the new home, while requiring the demolition of the existing structure at a later date, subject to the following conditions:

1. The variance granted herein shall be void and of no further force and effect on the date which is eighteen (18) months from the date of adoption of this Resolution by

the Board subject to any *force majeure*;

2. Applicant to post a Performance Bond to insure that the existing structure will be demolished upon the completion of the new dwelling;

3. There shall be only one (1) dwelling connected to any and all utilities on the lot at any time. In other words, the Applicant shall not be permitted to have electric, sewer or water service to both houses at the same time.

4. There shall be no renting of either dwelling during construction of the new structure and until the existing structure is demolished. Further, there shall be no change in ownership of the property until the old structure is demolished.

5. The issuance of a Certificate of Occupancy for the new structure is conditioned upon the demolition of the existing structure.

6. Upon issuance of a Temporary Certificate of Occupancy, the utilities shall be disconnected from the existing structure and moved to the new structure. Therefore, there will be a period of time where neither structure will have utilities.

7. The new structure shall be consistent with the plans provided to the Board at the meeting held on September 20, 2023.

Ayes:

Introduced by:

Nays:

Seconded by:

Dated:

Approved

the Board subject to any *force majeure*;

2. Applicant to post a Performance Bond to insure that the existing structure will be demolished upon the completion of the new dwelling;

3. There shall be only one (1) dwelling connected to any and all utilities on the lot at any time. In other words, the Applicant shall not be permitted to have electric, sewer or water service to both houses at the same time.

4. There shall be no renting of either dwelling during construction of the new structure and until the existing structure is demolished. Further, there shall be no change in ownership of the property until the old structure is demolished.

5. The issuance of a Certificate of Occupancy for the new structure is conditioned upon the demolition of the existing structure.

6. Upon issuance of a Temporary Certificate of Occupancy, the utilities shall be disconnected from the existing structure and moved to the new structure. Therefore, there will be a period of time where neither structure will have utilities.

7. The new structure shall be consistent with the plans provided to the Board at the meeting held on September 20, 2023.

Ayes: 5

Nays: 2

Dated: October 17, 2023

Introduced by:

Seconded by:

Approved

Michael Mintz  
Michael Mintz  
Michael Brickman  
Michael Brickman  
Frank Pantaleo



<p style="text-align: center;"><b>EXHIBIT LIST</b></p> <p style="text-align: center;"><b>BOROUGH OF PARK RIDGE ZONING BOARD</b></p>
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APPLICANT:

ADDRESS: 203 Pascack Road

BLOCK: 1019 LOT: 15

ZONE: R-20

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EXHIBIT:	ITEM NO.	DATE:
Application	1	5/1/2023
Denial of Application	2	3/16/2023
Plans by MV Architecture, LLC	3	10/25/2022
Exhibits A-1, A-2 and A-3 (Renderings)	4	