

**BOROUGH OF PARK RIDGE
ZONING BOARD
AUGUST 20, 2019
REGULAR MEETING MINUTES**

The Public Meeting of the Zoning Board of the Borough of Park Ridge was held at Borough Hall on the above date.

Mr. Walker stated that the meeting was being held in accordance with the Open Public Meetings Act.

Mr. Walker asked everyone to stand and recite the Pledge of Allegiance.

Roll Call:

Chairman Jake Flaherty	Absent
Vice Chairman Frank Pantaleo	Absent
Mr. Mike Curran	Absent
Mr. Gary Ingala	Present
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Present
Mr. William Walker	Present
Mr. Steve Clifford	Present

Also Present:

Board Attorney - Mr. William Rupp	Present
Board Secretary - Ms. Tonya Tardibuono	Present

NEW APPLICATION

#ZBA 19-08

David & Jenny O'Sullivan

252 Capri Terrace

Block 2409 / Block 7

Fence

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

David O'Sullivan

252 Capri Terrace

Park Ridge, NJ 07656

Proof of service is in order.

Mr. O'Sullivan spoke about the application and commented why he is seeking a variance for a 6 foot fence.

Mr. O'Sullivan read an e-mail from Chief Madden dated July 30, 2019 (Exhibit #9). Chief Madden comments that he has no issue with the fence location and height.

Mr. Walker said that the proposed fence location is far from the road.

Mr. Clifford said that he drove by and the proposed fence will be far from the street.

Dr. Perez asked what the fence will be made of. Mr. O'Sullivan replied natural wood.

Mr. Walker had some questions about the specific location of the fence. Mr. O'Sullivan explained that his property has a 2 ½ to 3 foot drop off.

Mr. Clifford replied that without a 6 foot fence, he really has no privacy at all.

Mr. Rupp addressed the negative criteria and positive criteria.

Mr. O'Sullivan explained why they want the fence installed in this specific location.

Mr. Rupp asked about the properties topography. Mr. O'Sullivan explained the layout and topography of his property.

There being no members of the public wishing to speak, the hearing was closed and the Board will discuss the application.

NEW APPLICATION

#ZBA 19-09

Matthew & Lauren Capilli

199 Park Avenue

Block 2301 / Block 11

Circular Driveway

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

Matthew Capilli

199 Park Avenue

Park Ridge, NJ 07656

Lauren Capilli

199 Park Avenue

Park Ridge, NJ 07656

Proof of service is in order.

Mr. Capilli spoke about the application and why they feel it's necessary to have circular driveway.

Mr. Capilli supplied 2 photographs (Exhibit 9) of his current front yard.

Mr. Capilli spoke about the following calculations:

Lot size – 10,173 square feet

Existing Impervious Coverage – 2,694

Proposed Driveway – 800 square feet

Total Impervious Coverage – 3,494 / 34.35% (Maximum of 40% permitted)

Mr. Capilli commented how difficult it is to back out of the driveway onto a main road.

Mr. Capilli commented that he will be adding a 14 foot curb cut located within 48 feet of the existing driveway.

Mr. Clifford commented that for safety purposes this application makes a lot of sense.

Mr. Rutowski asked if grass would remain in the 12 feet. Mr. Capilli replied yes.

Mr. Rupp asked if the driveway can be constructed 2 feet off the property line. Mr. Capilli replied yes.

There being no members of the public wishing to speak, the hearing was closed and the Board will discuss the application.

NEW APPLICATION – DISCUSSION & VOTE

#ZBA 19-08

David & Jenny O’Sullivan

252 Capri Terrace

Block 2409 / Block 7

Fence

A Board discussion took place regarding the application for 252 Capri Terrace.

A motion was made by Mr. Ingala to grant the requested variances. The motion was seconded by Mr. Clifford, and carried by a roll call vote as follows:

Mr. Ingala	Yes
Dr. Perez	Yes
Mr. Rutowski	Yes
Mr. Walker	Yes
Mr. Clifford	Yes

NEW APPLICATION – DISCUSSION & VOTE

#ZBA 19-09

Matthew & Lauren Capilli

199 Park Avenue

Block 2301 / Block 11

Circular Driveway

A Board discussion took place regarding the application for 199 Park Avenue.

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

Mr. Ingala	Yes
Dr. Perez	Yes
Mr. Rutowski	Yes
Mr. Walker	Yes
Mr. Clifford	Yes

APPROVAL OF MINUTES

The minutes of June 18, 2019 were approved on a motion from Mr. Pantaleo seconded by Mr. Ingala and carried by all members eligible to vote.

RESOLUTION

#ZBA 19-07

Matthew & Kristen McLaughlin

87 Lafayette Avenue

Block 1001 / Block 11

Home Addition

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

Mr. Ingala	Yes
Dr. Perez	Yes
Mr. Walker	Yes

CONTINUED APPLICATION

#ZBA 18-10

Hornrock Properties

1 Sony Drive

Block 301 / Lot 1

ORL

Site Plan / Use Variance / Parking Variance

Mr. Rupp made an announcement that this application will be carried to the September 17, 2019 meeting. The applicant agreed to consent to an extension of time. No additional notice will be required.

CONTINUED APPLICATION

#ZBA 19-05

Blue Hill Estates

87 Louville Ave

Block 712 / Block 5 & 6

2 Family Home

Mr. Rupp made an announcement that this application will be carried to the September 17, 2019 meeting. The applicant agreed to consent to an extension of time. No additional notice will be required.

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

Respectfully Submitted,



Tonya Tardibuono

Resolution # 2019-9
Application # 19-07
ZB 8-20-19

BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT

RESOLUTION

* * * * *

WHEREAS, MATTHEW D. & KRISTEN J. MCLAUGHLIN (hereinafter referred to as "Applicant"), being the owner of premises known as 87 Lafayette Avenue, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 11 in Block 1001 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 front yard and side yard setback variance to allow the construction of a one story addition, with basement, covered porch to the rear and side steps; and

WHEREAS, the premises are located in an 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 July 16, 2019; 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 application at the conclusion of the meeting on July 16, 2019, subject to the approval of the within memorializing resolution 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 87 Lafayette Avenue in the Borough of Park Ridge, also known and designated as Lot 11 in Block 1001 on the Tax Map of the Borough of Park Ridge, a non-forming lot located at the corner of Lafayette Avenue and Helvetia Street, containing 13,332.81 sq. ft. (20,000 square feet required) with a lot width along Lafayette Avenue of 100 feet (110 feet required) and a lot depth of 135 feet (160 feet required) and currently improved with an existing single family two story residential dwelling.

2. The Applicant proposes to add a one story addition, with basement, a covered porch to the rear and side steps to the existing one-story structure.

3. The existing house is setback 30.7 feet from Lafayette Avenue and 14.0 feet from Helvetia Street (40 feet required for each front yard), 78.7 feet from the rear lot line (50 feet required) and 38 feet from the side lot line (as measured from the rear corner of the existing dwelling) (22 feet required). The existing house has a floor area of ± 2,004 sf (FAR 15.03%) (22% permitted with a maximum of 4,800 sf, exclusive of a density bonus for architectural features), a building coverage of 7.52% (1,002 sq. ft.) (18% permitted), an impervious surface coverage of 29.92% (3,989 sq. ft.) (40% permitted), a height of under

32' (a maximum of 32' permitted) and a dwelling width of 44.5 feet (44.5%) (a maximum of 60% of lot width or 60 feet permitted).

4. The proposed one story addition, with basement, measuring approximately 21' 1" x 15', and containing ±373 sf, would be set back 31.2' from the front lot line along Lafayette Avenue (40 feet required), and would result in a slight increase of the front yard setback from the existing dwelling from 30.7 feet to 31.2 feet, from Lafayette Avenue. The proposed addition would be set back approximately 22 feet from the side lot line (as measured from the rear corner of the proposed addition on the plans) (22 feet required) and 76.4 feet from the rear lot line (50' required). The proposed covered rear porch, measuring 6' 8" x 16', and containing ±96 sf would be set back ± 21 feet from the side lot line and ±69' from the rear lot line (50' required). The proposed side steps are set back 17.52 from the side lot line. Based on the foregoing, variances are required for the front yard setback for the one story addition, side yard setback for the covered rear porch and side yard setback for the side steps.

4. The proposed one story addition and covered porch would result in an increase in the floor area to ± 2,377 sf. (17.83%), a proposed building coverage of ± 1,471 sq. ft. (11.03%), impervious surface coverage of ± 4,523 sq. ft. (33.92%), a height of 24.38 feet and proposed building width of ± 60' (60.0%). Each of the foregoing criteria is within the required zoning limitations.

5. The BOARD finds that by reason of the location of the existing house on the lot, the fact that the lot is a corner lot requiring compliance with front yard setbacks on both streets, and the undersized lot area, width and depth, the strict application of the

Zoning Ordinance to require a front yard setback along Lafayette Avenue of 40 feet, and a side yard setback of 22 feet would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the applicant pursuant to N.J.S.A. 40:55D-70(c)(1). Moreover, due to the layout of the house, the proposed addition could not practicably be located so as to avoid the need for the variances.

6. Moreover, the BOARD finds that by reason of the fact that the existing house with the proposed addition is within the building coverage, impervious surface coverage, building width, height, and floor area ratio limitations, that the proposed addition results in a house in keeping with the scale of the neighborhood, is aesthetically pleasing and furthers the zoning purpose of maintaining the housing stock, a decision to grant the variance from the required front and side yard setback requirements 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, and pursuant to the authority of N.J.S.A. 40:55D-70(c)(1), the BOARD does hereby grant the Applicant's requested variance from the front and side yard setback requirements so as to permit the proposed one story addition, covered rear porch and side steps, as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD.

EXHIBIT LIST
BOROUGH OF PARK RIDGE ZONING BOARD

APPLICANT: ZB 19-07
ADDRESS: 87 Lafayette Ave
BLOCK: 1001 LOT: 11
ZONE: R-20

EXHIBIT:	ITEM NO.	DATE:
Application	1	5/13/19
Owner's Affidavit/ Authorization	2	5/13/19
Certificate of Applicant	3	5/13/19
Tax Certification	4	5/21/18
Site Plan (dated 10/18/18)	5	5/13/19
Proposed Floor Plans dated 9/25/18)	6	5/13/19
Property Owners within 200 Feet	7	7/9/19
Proof of Publication	8	7/9/19
Certification of Service (w/Receipts)	9	7/9/19

Ayes: 3

Nays: 0

Dated: 8-20-19

Introduced by: [Signature]

Seconded by: Gang Intel
Jim E. Run

Approved: Gregory Perez
William Walker
William Walker

EXHIBIT LIST
BOROUGH OF PARK RIDGE ZONING BOARD

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