

**BOROUGH OF PARK RIDGE
ZONING BOARD
NOVEMBER 26, 2019
8:00PM
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.

Chairman Flaherty stated that the meeting was being held in accordance with the Open Public Meetings Act.

Chairman Flaherty asked everyone to stand and recite the Pledge of Allegiance.

Roll Call:

Chairman Jake Flaherty	Present
Vice Chairman Frank Pantaleo	Present
Mr. Mike Curran	Present
Mr. Gary Ingala	Absent
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
Board Engineer / Neglia – Mr. Dan Lee	Present
Board Planner / Burgis Associates – Mr. Joseph Burgis	Present

CONTINUED APPLICATION

#ZBA 18-10

Hornrock Properties

1 Sony Drive

Block 301 / Lot 1

ORL

Site Plan / Use Variance / Parking Variance

Attorney Nicole Magdziak of Day Pitney, LLP was present as the attorney for the applicant. The applicant is Hornrock Properties MPR, LLC.

Mr. Rupp made an announcement that this application will be carried to the January 20, 2020 at 8:00 p.m. meeting. The applicant agreed to consent to an extension of time. No additional notice will be required.

A couple in the audience asked what impact this adjournment has on the application. Mr. Rupp said none and explained why this application has been adjourned in the past.

CONTINUED APPLICATION

#ZBA 19-05

Blue Hill Estates

87 Louville Ave

Block 712 / Block 5 & 6

R-10

2 Family Home

Attorney Robert Mancinelli of Meyerson, Fox, Mancinelli & Conte was present as the attorney for the applicant. The applicant is Blue Hill Estates, Inc. & Walter & Raymond Janovic.

Mr. Mancinelli read his summation into record. He explained the application and what is currently on the lot and what they are proposing to construct on the lot.

Mr. Mancinelli went over the submitted exhibits. Ms. Tardibuono confirmed the exhibits.

Mr. Mancinelli spoke about the applicant's architect Mr. Bruno's previous testimony on September 17, 2019 & October 15, 2019.

Mr. Mancinelli spoke about the applicant's planner Ms. Boggart's previous testimony and what her opinion was.

The hearing was closed and the Board will discuss the application later on in the evening.

NEW APPLICATION

#ZBA 19-10

Dandenia & Michael Savino

14 Quackenbush Lane

Block 1501 / Lot 10

Inground Pool (Through lot)

The applicant's Engineer, Sean McClellan of Lantelme Kurens & Associates in Hillsdale, New Jersey was sworn in by Attorney Rupp. Mr. McClellan gave his educational and employment history to the members of the Board and was accepted as an expert witness.

Mr. McClellan spoke about the application. The applicant is proposing an in-ground pool to the rear of the single family home. Mr. McClellan explained this property is a through lot with frontage along both Quackenbush Lane and Pascack Road. Since the lot is a through lot with frontage along both Quackenbush Lane and Pascack Road, both yards are considered a front yard, and the ordinance states no accessory structures or uses may be required in the front yard. Mr. McClellan stated that no other variances were required and he believes this to be a simple application.

Mr. Rupp asked how far the proposed pool is located from Pascack Road. Mr. McClellan replied approximately 50 feet.

Mr. Walker asked if the neighbor to the right of them will be looking into the pool. Mr. McClellan replied the side of the neighbor's house facing the pool has no windows.

Mr. Rutowski asked Mr. McClellan how he proposes to catch run off. Mr. McClellan pointed to the plans and explained how the run off will be addressed.

Mr. McClellan stated that the trees on the north side closer to Pascack Road provide a decent screen for this time of year.

Chairman Flaherty asked if they would be installing any more sheds on the property. McClellan replied no.

The soiling moving permit will be applied for during construction with the Park Ridge Building Department.

A brief conversation was had pertaining to fencing,

The Board asked Mr. Burgis if he had any comments and or questions. Mr. Burgis asked if there was a need for any supplemental plantings. Mr. McClellan replied that the property's plantings are already well suited. Mr. Walker commented that he drove by and it's very hard to see the property from the road.

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

After a brief Board discussion all members were in favor of Attorney Rupp preparing a resolution.

CONTINUED APPLICATION-DISCUSSION & VOTE

#ZBA 19-05

Blue Hill Estates

87 Louville Ave

Block 712 / Block 5 & 6

R-10

2 Family Home

A Board discussion took place regarding the application.

Mr. Rutowski commented regarding parking and the garage.

Dr. Perez liked how the home will be constructed in such a way that it would resemble a one family home.

Mr. Burgis spoke about the density and the relationship to the neighborhood.

Mr. Rupp spoke about the positive and negative criteria.

Mr. Burgis spoke about the amount of two family dwellings located in the town and the history of two family homes in Park Ridge.

Mr. Pantaleo commented that he doesn't see the benefit in this application.

After the Board discussion with the exception of Dr. Perez, all members were in favor of Attorney Rupp preparing a resolution to deny this application.

BOARD DISCUSSION

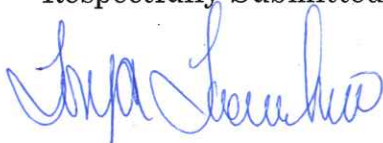
No Board discussion took place

APPROVAL OF MINUTES

The minutes of October 15, 2019 were approved on a motion from Mr. Pantaleo, seconded by Mr. Walker, and carried by all members eligible to vote.

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

Respectfully Submitted,



Tonya Tardibuono