

**BOROUGH OF PARK RIDGE
ZONING BOARD
JUNE 15, 2021
VIRTUAL REGULAR MEETING MINUTES**

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

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

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

ROLL CALL BOARD:

Mr. Steve Clifford	Present
Mr. Mike Curran	Present
Ms. Jamie De Martino	Present
Mr. Jake Flaherty	Present
Mr. Frank Pantaleo	Present
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Present
Mr. Michael Brickman	Present

Also Present:

Mr. Brian Giblin - Attorney	Present
Ms. Tonya Tardibuono - Secretary	Present
Mr. Gregory Polyniak – Engineer	Present
Mr. John Dunlea – Engineer	Present

APPROVAL OF MINUTES

The amended approved minutes of May 18, 2021 were approved on a motion from Mr. Curran, seconded by Dr. Perez, and carried by all members eligible to vote.

RESOLUTIONS

RESOLUTION#2021-11

#ZB21-07

**Greg Rosenberg
204 Alberon Drive
Block 601 / Lot 14
Rear Deck**

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

Mr. Mike Curran	Yes
Ms. Jamie DeMartino	Yes
Mr. Jake Flaherty	Yes

Dr. Perez
Chairman Frank Pantaleo

Yes
Yes

RESOLUTION#2021-12

#ZB21-12

**Michael & June Franzese
15 Clifford Drive
Block 2206 / Lot 13
Front Portico**

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

Mr. Mike Curran	Yes
Ms. Jamie DeMartino	Yes
Mr. Jake Flaherty	Yes
Dr. Perez	Yes
Chairman Frank Pantaleo	Yes

NEW APPLICATIONS

NEW APPLICATION

#ZB21-08

**John Biondo
6 Colebrook Drive
Block 607 / Lot 2
Driveway**

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

John Biondo
6 Colebrook Drive
Park Ridge, NJ 07656

Proof of service is in order.

The applicant is seeking the following variances:

Widen curb cut from 16 ft. to 26 ft., where only 16 ft. is permitted for a one car garage and 20 ft. for a two-car garage.

Square off driveway to an even 26 ft.

Mr. Biondo spoke about the application. He said the driveway is not large enough to accommodate all of the drivers in his home, as he has a five-bedroom house and six drivers in the house. Mr. Biondo stated he has to jump the curb and park on the grass now in order to accommodate all cars.

Chairman Pantaleo stated that driving over the sidewalk compromises both the sidewalk and curb cuts.

Mr. Biondo stated that when he purchased the home he just figured he would widen the driveway.

Mr. Flaherty asked whose fence is next to his driveway. Mr. Biondo replied that he wasn't sure. Mr. Flaherty asked if the driveway was increased what would the side yard setback be at the end of the driveway. Mr. Biondo replied 12 ft. 7 inches at the end and 5 ft. towards the top of the driveway.

Chairman Pantaleo said the problem with this application is there is no hardship. Mr. Giblin said the NJMLUL states the hardship must relate to the property. In this case there is no land hardship, but personal hardship.

Dr. Perez asked if you can park in the garage. Mr. Biondo replied the garage is full with storage now, but it is also an undersized garage and cannot accommodate a car.

Chairman Pantaleo commented that parking on the apron and lawn is prohibited by ordinance.

Chairman Pantaleo said he has no issue with the widening of the driveway, but has an issue with the proposed size of the curb cut.

Mr. Biondo stated he believes the driveway would look better if the curb cut was the same size as the driveway.

No members of the public were wishing to speak.

Mr. Biondo said it is his intention to fix the curb-cut, landscape and install Belgium blocks along the outside perimeter of the driveway.

Chairman Pantaleo asked about drainage. Mr. Biondo replied he will install a pop-up drain, similar to a dry well to the side. Chairman Pantaleo reminded the applicant that he cannot drain into the street.

Mr. Rutowski asked if there was an entrance on the side of the house. Mr. Biondo replied no.

Ms. DeMartino asked how many homes in that neighborhood have a 26 ft. curb cut. Chairman Pantaleo replied there are probably no curb cuts larger than 20 ft. in the area. Ms. DeMartino asked if there was any proof of other addresses in town that had larger than permitted curb-cuts. Mr. Giblin replied it is up to the applicant to bring forward any evidence in support of their application.

Mr. Clifford and Mr. Curran both commented that they had personal experiences with the town making them decrease the size of their driveways.

Dr. Perez asked Mr. Polyniak if three cars can fit comfortably in a 26 ft. width driveway. Mr. Polyniak replied that would be sufficient.

Chairman Pantaleo asked if any of our professionals have any input. The professionals all replied no.

A Board discussion took place regarding the application for 6 Colebrook Drive.

Chairman Pantaleo said there is not enough information to grant permission for a 26 ft. curb cut. Mr. Flaherty agrees with the Chairman.

Mr. Rutowski is concerned about the aesthetics of how the driveway would look. Ms. DeMartino agrees. Mr. Brickman asked why applicant would want to go over 20 ft. with the curb-cut.

No Board Members agreed of a 26 ft wide curb cut.

Dr. Perez wants to be sure Belgium blocks or curbing is installed.

Mr. Biondo asked if he could do less than the Board approved. Chairman Pantaleo replied yes you can do less, not more.

Mr. Giblin will draft a resolution that will be voted on at the next Board of Adjustment meeting.

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

Mr. Steve Clifford	Yes
Mr. Mike Curran	Yes
Ms. Jamie DeMartino	Yes
Mr. Jake Flaherty	Yes
Dr. Gregory Perez	Yes
Mr. Rutowski	Yes
Mr. Frank Pantaleo	Yes

NEW APPLICATION

#ZB21-10

Richard & Jennifer Moss

66 4th Street

Block 1305 / Lot 3

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

Richard Moss
66 4th Street
Park Ridge, NJ 07656

Joseph J. Bruno
29 Pascack Road
Park Ridge, NJ 07656

Proof of service is in order.

The applicant is seeking the following variances:

Minimum Side Yard Variance:

Required – 18 Ft.

Existing – 12.52 Ft.

Proposed – 12.52 Ft.

Variance – 5.48 Ft.

Mr. Bruno spoke about the application for a covered pavilion (patio). Mr. Bruno explained the subject house is 37.5 ft. away from the neighbors to the north and there is a 6 ft. vinyl fence in-between the two properties.

Dr. Perez asked if the pavilion will be built on top of the pavers. Mr. Bruno said no the foundation will not be placed on the pavers.

Mr. Moss stated that they are in the process of discussing the patio now. The proposed patio will be in compliance with the zoning regulations.

Mr. Bruno commented that the engineer will design a storm water management system to accept the run off from the roof. The storm water management designed for the site will be an improvement.

Mr. Bruno and Mr. Moss spoke about the installation of an outdoor kitchen. The placement of the outdoor kitchen will be in compliance with zoning regulations.

The meeting was open to the public for public comment and questions.

Mr. Jay Vigneaux - 62 4th Street, Park Ridge

Mr. Vigneaux asked if the grilling station would be part of the patio because he is concerned about any additional smoke from the barbeque. Mr. Moss commented that the grill will be the same grill as they have now, only the new grill will be fixed permanent into the outdoor kitchen. Mr. Vigneaux commented that when they currently use their grill it creates a real disturbance to him and his wife. Mr. Vigneaux spoke about the noise the family creates and said it impacts his life in a negative way. Mr. Brickman said these comments have nothing to do with this application. Mr. Vigneaux suggested they have a free-standing structure, moveable structure or smaller structure, that would not require a variance.

A Board discussion took place regarding the application for 66 4th Street.

Chairman Pantaleo said this is a straight forward application that provides shelter for the swimming pool in the back yard.

There is currently a pool being installed under a separate application,

Mr. Curran agrees with Chairman Pantaleo. Mr. Curran said you want the structure to cover the stairs and he sees no negative impact with this application. Mr. Rutowski agrees and stated with the water run off being contained, it will be an improvement.

Mr. Giblin will draft a resolution that will be voted on at the next Board of Adjustment meeting.

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

Mr. Steve Clifford	Yes
Mr. Mike Curran	Yes
Ms. Jamie DeMartino	Yes
Mr. Jake Flaherty	Yes
Dr. Gregory Perez	Yes
Mr. Rutowski	Yes
Mr. Frank Pantaleo	Yes

NEW APPLICATION

#ZB21-9

Kali Trahanas

56 Chestnut Avenue

Block 1909 / Lot 12

Portico / 2nd Floor Addition

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

Kali Trahanas
56 Chestnut Avenue
Park Ridge, NJ 07656

Demetrias Kopatsis
56 Chestnut Avenue
Park Ridge, NJ 07656

Vincent Cioffi
123 Westwood Avenue
Westwood, NJ 07675

Mr. Cioffi went over his qualifications and was accepted as an expert witness.

Proof of service is in order.

The applicant is seeking the following variances:

MINIMUM FRONT YARD:

REQUIRED - 30 Ft.

EXISTING - 25.9 Ft.

PROPOSED - PORTICO 23.4 Ft.

PROPOSED - SECOND FLOOR ADDITION 26.8 Ft.

PROPOSED - FRONT STEPS 19.3 Ft.

VARIANCE - PORTICO 6.6 Ft.

VARIANCE - SECOND FLOOR ADDITION 3.2

VARIANCE - FRONT STEPS 14.7 Ft. (101-16 B (2) - Front steps may project a maximum distance of 4 feet into required front yard)

Ms. Trahanas spoke about how they love the town of Park Ridge and why they chose to purchase this home. Ms. Trahanas commented that they are looking to make this their forever home.

Mr. Cioffi spoke about the application and what they are trying to accomplish with the proposed improvements. Mr. Cioffi said none of the homes in the neighborhood are conforming and they would like to keep this home in line with the surrounding homes. The existing bedrooms are very small. The goal for this home is to make it livable long term.

Mr. Polyniak spoke about his review letter (attached). Mr. Cioffi discussed some of the questions Mr. Polyniak spoke about in his letter. Mr. Cioffi testified to the proposed lighting. Mr. Polyniak commented that the other issues can be addressed with a letter during construction.

Dr. Perez asked if the porch existing is enclosed. Mr. Cioffi said the proposed porch is covered only.

Chairman Pantaleo spoke about the neighborhood. He believes this to be an excellent plan that maximizes all space, makes the space safer and beautifies while keeping with the other homes in the neighborhood. Chairman Pantaleo sees no detriment with this application.

Mr. Rutowski and Mr. Flaherty agree with Chairman Pantaleo. Dr. Perez commented that he is satisfied with the application that was presented.

Mr. Rutowski spoke about design of second floor.

No members of the public were wishing to speak.

A Board discussion took place regarding the application for 56 Chestnut Avenue.

Mr. Giblin will draft a resolution that will be voted on at the next Board of Adjustment meeting.

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

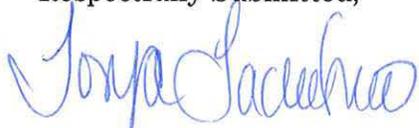
Mr. Steve Clifford	Yes
Mr. Mike Curran	Yes
Ms. Jamie DeMartino	Yes
Mr. Jake Flaherty	Yes
Dr. Gregory Perez	Yes
Mr. Rutowski	Yes
Mr. Frank Pantaleo	Yes

BOARD DISCUSSION

The Board will resume in person meetings in September.

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

Respectfully Submitted,



Tonya Tardibuono

Resolution # 2021-11
Application # ZB21-07
ZB 6-15-21

BOROUGH OF PARK RIDGE
ZONING BOARD OF ADJUSTMENT

RESOLUTION

WHEREAS, Greg Rosenberg (hereinafter referred to as "Applicant"), being the owner of premises known as 204 Alberon Drive, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 14 in Block 601 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 allow the construction of deck; and

WHEREAS, the premises are located in the R-15 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 May 18, 2021; 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 18, 2021, 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 204 Alberon Drive in the borough of Park Ridge, also known and designated at Lot 14 in Block 601 on the Tax Map of the Borough of Park Ridge, a non-conforming irregularly shaped lot containing 15,855 sq. ft. (15,000 sq ft. required) a lot width of 100 feet (100 feet required) and a lot depth of 84 feet (150 feet required) and is currently improved with an existing single family residential structure.
2. The existing rear yard setback is 29.9 feet and the proposal depicts a rear yard setback of 29.9 feet. The Ordinance requires a rear yard setback of forty five (45') feet.
3. The Applicant proposes to construct a deck measuring twenty two (22') feet wide by sixteen (16') feet deep. In the proposed location, the deck will encroach five (5') feet into the required twenty (20') foot setback for decks.
4. The Applicant testified that, although the proposal does not meet the minimum setback requirement of twenty (20') feet for a deck, there is an easement behind the property which is owned by Park Ridge. Therefore, the Applicant testified that the deck will be sixty five (65') feet away for the nearest adjacent property.

5. The Applicant also testified that the deck would not be visible from outside of the property because there is an existing six (6') foot high solid fence around the rear yard that is proposed to remain.
6. The Applicant also testified that every home adjacent to the subject property has a deck.
7. As a result of the foregoing, the BOARD finds and concludes that a variance is required from the rear yard deck setback requirement.
8. The BOARD finds that by reason of the location of the existing house on the lot and the undersized nature of the lot, together with the municipal easement behind the property, the strict application of the Zoning Ordinance to require a rear yard setback of twenty (20') feet for the deck 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).
9. The BOARD finds and concludes that the benefits from the granting of the rear yard setback variance for a deck outweighs any detriment pursuant to N.J.S.A.40:55D-70(c)(2).

By reason of the foregoing the BOARD finds that a decision to grant the variances from the required rear yard setback for decks will not result in any substantial detriment to the public good nor will same impair the intent and purpose of the zone plan for 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) and (2), the BOARD does hereby grant the Applicant's

EXHIBIT LIST

Application #: ZB 21-07

Applicant: Greg Rosenberg

Property Address: 204 Alberon Drive
Block 601 Lot 14

Application received on March 5, 2021

Denial of Application dated February 23, 2021

Plans prepared by Nancy S. Socci dated February 26, 2021.

requested variances from the rear yard setback requirement so as to permit the proposed deck in the rear yard as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD.

Ayes: 5

Nays: 0

Dated: June 15, 2021

Introduced by: Mike Curran #
Mike Curran

Seconded by: Jake Flaherty #
Jake Flaherty

Approved: Frank Pantaleo #
Frank Pantaleo

Resolution # 2021-12
Application # ZB 21-12
ZB 6-15-21

BOROUGH OF PARK RIDGE

ZONING BOARD OF ADJUSTMENT RESOLUTION

WHEREAS, MICHAEL AND JUNE FRANZESE (hereinafter referred to as "Applicant"), being the owner of premises known as 15 Clifford Drive, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 13 in Block 2206 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 variance to allow the construction of a covered front portico; and

WHEREAS, the premises are located in the R-15 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 May 18, 2021; 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 18, 2021, 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 15 Clifford Drive in the Borough of Park Ridge, also known and designated as Lot 13 in Block 2206 on the Tax Map of the Borough of Park Ridge, a non-conforming lot containing 24,970 sq. ft. (15,000 square feet required) with a lot width of 117 feet (100 feet required) and a lot depth of 150 feet (150 feet required) and currently improved with an existing single family residential structure.
2. The existing house is set back 30.2 feet from the front lot line (30 feet required).
3. The Applicant proposes to build a covered front portico which will encroach 3.8' into the required front yard setback.
4. The Applicant testified that the proposal is simply to add columns and a roof over the existing front steps and platform.
5. The Board notes that the existing platform does not require a variance as it is permitted to encroach no more than five (5') feet into the front yard setback.
6. The Applicant further testified that there are other homes in the area that have similar porticoes, and that it will enhance the home both functionally and aesthetically.
7. The BOARD finds that by reason of the location of the existing house on the lot and the strict application of the Zoning Ordinance to require a front yard setback of thirty (30') 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).
8. The BOARD further finds that construction of the covered front portico will enhance the aesthetics of the appearance of the building and will promote a desirable visual environment. The BOARD finds and concludes that the benefits from the granting of the front

yard setback variance for the proposed front portico and new steps outweigh any detriment pursuant to N.J.S.A. 40:55D-70 (c) (2).

9. Moreover, the BOARD finds that:

- (a) the proposed covered front portico is open and does not impede the free passage of light and air,
- (b) that the house will be in keeping with the scale of the neighborhood, and
- (c) The proposed improvements are aesthetically pleasing and further the zoning purpose of maintaining the housing stock.

By reason of the foregoing, the BOARD finds that a decision to grant the a variance from the required front yard setback 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) and (2), the BOARD does hereby grant the Applicant's requested variance from the front yard setback requirement so as to permit the covered front portico, as more

EXHIBIT LIST
BOROUGH OF PARK RIDGE ZONING BOARD

APPLICANT: ZB 21-12
ADDRESS: 15 Clifford Drive
BLOCK: 2206 LOT 13
ZONE: R-15

EXHIBIT:	ITEM NO.	DATE:
Application	1	4/19/2021
Denial of Application	2	4/14/2021
Plans by Joseph Bruno	3	4/12/2021
Survey by Rubin Kurens	4	6/26/1986

particularly set forth in this resolution and as shown on the plans submitted to the BOARD.

Ayes: 5

Nays: 0

Dated: 6-15-2021

Introduced by: Mike Curran

Seconded by: Gregory Perez

Approved: Frank Pataleo