

**BOROUGH OF PARK RIDGE
ZONING BOARD
JULY 21, 2020
VIRTUAL REGULAR MEETING MINUTES**

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

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

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

Roll Call:

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

Also Present:

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

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 due to the Covid-19 pandemic, the applicant requested this meeting to be carried to the August 18, 2020 at 8:00 p.m. meeting. The applicant agreed to consent to an extension of time. No additional notice will be required.

New Application

#ZB 20-01

Sean & Allison Sharkey

57 De Groff Place

Block 2301 / Lot 2

Front Yard Setback

The applicants Architect, Joseph Bruno of Park Ridge, New Jersey was sworn in by Attorney Rupp and accepted as an expert witness.

The applicant, Sean Sharkey of 57 DeGroff Place was sworn in by Attorney Rupp.

Proof of service is in order.

Mr. Bruno explained that the applicant would like to build a portico over their existing platform. The location of the home is in the R-15 zone, which requires a 30 ft. front yard setback. The edge of the existing stairs is 28 ft. The applicant is also proposing to construct a one-story addition that meets all zoning requirements.

Vice Chairman Pantaleo asked how far in front of the bottom stairs does the portico go. Mr. Bruno stated the portico doesn't cover the steps.

Mr. Bruno stated that the existing stairs need repair, but will be repaired with the same dimensions.

Mr. Rupp asked if the landing and the stairs are new. Mr. Bruno said yes, the landing is 4 ft. and the steps are 5 ft. Mr. Bruno stated that decks are permitted to be constructed with a 20 ft. setback. Mr. Rupp said the plans are marked with wood stairs and platform which will encroach a combined 8' 4" into the rear yard resulting in a setback of 36' 8". Mr. Bruno said this application was noticed for any additional variances needed.

It was asked of Mr. Bruno is he believes the portico is keeping within the scale of the neighborhood. Mr. Bruno said yes.

Dr. Perez agrees that not having a portico in the winter becomes a nuisance.

Mr. Curran asked what kind of shape the stairs are in now. Mr. Bruno said moderately rough.

The stairs and riser are all governed by the International Building Code.

The impervious coverage of the entire construction project is 15.57% existing, 19.8% proposed and 35% is permitted.

No public members were present.

Vice Chairman Pantaleo sees the benefit of having a portico.

Dr. Perez believes the portico is a great improvement and safety factor.

Mr. Curran agrees with other Board members that the portico is a good idea.

Mr. Rutowski said he believes the portico makes a lot of sense.

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

Mr. Mike Curran	Yes
Mr. Frank Pantaleo	Yes
Dr. Gregory Perez	Yes
Mr. Jeff Rutowski	Yes

Approval of Minutes

The minutes of January 21, 2020 were approved on a motion from Dr. Perez, seconded by Mr. Curran, and carried by all members eligible to vote.

Approval of 2020 Meeting Dates

Pursuant to the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.), the Annual Schedule of Meetings for the Zoning Board of Adjustment of the Borough of Park Ridge, is hereby amended to add the following:

Due to the current State of Emergency issued by the Governor of the State of New Jersey as a result of the Covid-19 pandemic, the Park Ridge Board of Adjustment will be holding its regularly scheduled meetings virtually via Zoom. The link to participate in the Zoom meeting via computer, laptop, tablet or smart phone, meeting ID number, password, one-tap mobile numbers and dial-in telephone numbers are posted on Borough of Park Ridge website at www.parkridgeboro.com at least 48 hours in advance of all regularly scheduled meetings. For further information, the public is invited to contact the Board of Adjustment Secretary Tonya Tardibuono at (201) 391-5673 or by e-mail to ttardibuono@parkridgeboro.com

August 18
September 15
October 20
November 24 (4th Tuesday of the month)
December 15
January 19, 2021 (2021 Reorganization)

A motion to approve the amendment to the Zoning Board annual schedule was made by Mr. Rutowski, seconded by Mr. Curran. A roll call vote was taken, with all members in favor, the amendment to the Zoning Board annual schedule was approved.

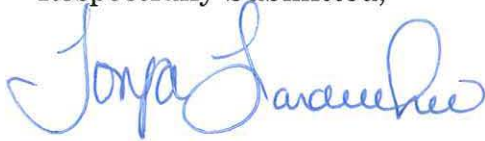
Board Discussion

A Board discussion was had pertaining to the 2019 end of year Zoning Board of Adjustment report. It will be recommended to the Mayor and Council that no zoning ordinance changes be made.

Ms. Tardibuono asked if any members would be missing the next Zoning Board meeting. Mr. Curran said he will be out of town.

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

Respectfully Submitted,



Tonya Tardibuono