

**BOROUGH OF PARK RIDGE  
ZONING BOARD  
JULY 20, 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	Absent
Mr. Frank Pantaleo	Present
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Absent
Mr. Michael Brickman	Present

**Also Present:**

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

**APPROVAL OF MINUTES**

The approved minutes of June 20, 2021 were approved on a motion from Mr. Curran, seconded by Dr. Perez, and carried by all members eligible to vote.

**RESOLUTIONS**

**RESOLUTION #2021-13**

**#ZB21-08**

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

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. Steve Clifford	Yes
Mr. Mike Curran	Yes
Ms. Jamie DeMartino	Yes
Dr. Perez	Yes
Chairman Frank Pantaleo	Yes

**RESOLUTION#2021-14**

**#ZB21-10**

**Richard & Jennifer Moss  
66 4<sup>th</sup> Street  
Block 1305 / Lot 3  
Covered Patio**

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

Mr. Steve Clifford	Yes
Mr. Mike Curran	Yes
Ms. Jamie DeMartino	Yes
Dr. Perez	Yes
Chairman Frank Pantaleo	Yes

**RESOLUTION#2021-15**

**#ZB21-9**

**Kali Trahanas  
56 Chestnut Avenue  
Block 1909 / Lot 12  
Portico / 2<sup>nd</sup> Floor Addition**

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. Steve Clifford	Yes
Mr. Mike Curran	Yes
Ms. Jamie DeMartino	Yes
Dr. Perez	Yes
Chairman Frank Pantaleo	Yes

**NEW APPLICATIONS**

**NEW APPLICATION**

**#ZB21-14**

**Michael & Jacqueline Gardocki  
2 Second Street  
Block 805 / Lot 13  
Detached Garage**

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

**Michael Gardocki  
2 Second Street  
Park Ridge, NJ 07656**

**Albert Dattoli  
70 Chestnut Ridge Road  
Montvale, NJ 07645**

The applicants Architect, Albert Dattoli of Montvale, New Jersey was sworn in by Attorney Giblin and accepted as an expert witness.

Proof of service is in order.

The applicant is seeking the following variances:

484 sq. ft. garage, when maximum 450 sq. ft. is permitted and a 15 ft. height garage, where 12' is permitted.

Mr. Gardocki spoke about the proposed application and explained why he is seeking to install another garage on his property.

Mr. Dattoli is the applicant's father-in-law. Mr. Dattoli spoke about the property and proposed garage. The home is located in the R-20 zone on an oversized lot. The proposed garage needs 2 variances; one for the size of the garage, and one for the height of the garage. Mr. Dattoli commented if they build a 450 sq. ft. garage, then it would be quite narrow. The reason for the added height on the proposed garage is the applicants would like the proposed garage to match the roof line of the existing home.

Dr. Perez asked if there was already an existing garage. Mr. Dattoli replied yes, a two-car attached garage. Chairman Pantaleo asked if they are proposing to close off the existing two-car garage. Mr. Dattoli replied no. Chairman Pantaleo asked why the need for an additional garage. Mr. Gardocki said they have several cars and vehicles that they do not want to keep outside.

Chairman Pantaleo asked Mr. Giblin if there is an ordinance prohibiting 2 garages on one property. He replied he doesn't believe so and is looking into it.

Mr. Brickman asked why garage is so big, Mr. Dattoli said the standard garage is 22x22 and pointed out the ordinance does allow for a 250 sq. ft. garage.

Ms. De Martino asked Mr. Dattoli where the new proposed two-car garage is going and for him to go over the requested variances again.

Chairman Pantaleo asked Mr. Dattoli to go over the calculations again.

Ms. Gardocki explained their personal hardship. Mr. Giblin replied hardships must be related to the lot itself or the structures on the lot and not personal hardships.

Chairman Pantaleo commented that a garage this size is not needed. Mr. Dattoli spoke about the roof pitch and commented that making the garage 20 ft. would be tight for 2 cars.

Mr. Curran asked if they are building a new garage would they be redoing their driveway. Mr. Gardocki replied yes.

Dr. Perez asked if the framed shed was staying. Mr. Gardocki replied yes.

Mr. Dunlea spoke about code 101-21 C.

Mr. Gardocki commented that he is looking to prepare for the future and wants the proper storage to meet their family needs. He also commented that he has a larger jeep and would need the extra height of the garage.

No members of the public were wishing to speak.

A Board discussion took place. Many members agreed that there is not a hardship in this case. Chairman Pantaleo spoke about amending the application due to the lack of hardship.

Mr. Dattoli agreed to a garage that is 20 ft. wide by 22.5 deep, that would be 450 sq. ft. with a max height of the garage being 13 feet. That would eliminate the size variance, leaving only the height variance, now of 1 ft.

Mr. Giblin will draft a resolution that will be voted on at the September 21, 2021 Board of Adjustment meeting.

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

Mr. Steve Clifford	Yes
Mr. Mike Curran	Yes
Ms. Jamie DeMartino	Yes
Dr. Gregory Perez	Yes
Mr. Brickman	Yes
Chairman Frank Pantaleo	Yes

#### NEW APPLICATION

#ZB21-11

Glen Schauer

74 S 5<sup>th</sup> Street

Block 1308 / Lot 3

Addition / Alteration

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

Glen Schauer

74 S 5<sup>th</sup> Street

Park Ridge, NJ 07656

Lisa Everson

74 S 5<sup>th</sup> Street

Park Ridge, NJ 07656

Joseph J. Bruno

29 Pascack Road

Park Ridge, NJ 07656

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

Proof of service is in order.

The applicant is seeking the following variances:

Minimum front yard set-back, rear yard set-back, side yard patio, driveway variance.

Mr. Schauer spoke about the application. He commented that their current home is now too small for their family.

Mr. Bruno spoke about the application for an addition and alterations and the hardships. He said whatever is proposed on this home they would need variances. The existing home is 570 sq. ft. and they are proposing 577 sq. ft.

Ms. DeMartino questioned the proposed location of the front door. Mr. Bruno replied the door will be remaining on South Fifth.

Mr. Bruno said currently there is no garage, but the proposed addition is adding an attached garage.

Chairman Pantaleo asked about the basement floor plan and the stairs. Mr. Bruno said they are in discussions on redoing the existing stairs.

Mr. Bruno spoke about the hardships of corner lots.

Mr. Dunlea went over the Neglia review letter dated July 8, 2021 (attached). Mr. Dunlea commented that all points in Neglia's letter will be reviewed during the Building Department review process.

Conversation took place regarding the placement of the driveway.

Mr. Bruno commented that full engineering plans will be submitted to the Park Ridge Building Department if this application is approved.

Chairman Pantaleo commented that these submitted plans were very well done.

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

Ms. Lynda Nettleship-Carraher - 84 S 5<sup>th</sup> Street, Park Ridge

Ms. Nettleship-Carraher commented that these plans are fantastic and the improvements are exciting to see.

Ms. Carol Wypler - 78 S 5<sup>th</sup> Street, Park Ridge

Ms. Wypler believes the design is beautiful, but she is concerned about draining. Ms. Wypler also commented that she is happy they are leaving the existing tree line. Mr. Dunlea replied that the applicant will be required to install an approved drainage system to alleviate any additional run off. Mr. Dunlea also commented that the applicant will be required to institute soil erosion measures.



34 Park Avenue – PO Box 426  
LYNDHURST, NEW JERSEY 07071  
Tel: 201.939.8805 • Fax: 201.939.0846

200 Central Avenue – Suite 102  
MOUNTAINSIDE, NJ 07092  
Tel: 201.939.8805 • Fax: 732.943.7249

July 8, 2021

Via: **E-Mail**

Borough of Park Ridge  
53 Park Avenue  
Park Ridge, New Jersey 07656

Attn.: Ms. Tonya Tardibuono, Secretary

Re: **Variance Application – Engineering Review**  
Applicant(s): Glen Schauer & Lisa Everson  
74 South Fifth Street (Block 1308, Lot 3)  
Borough of Park Ridge, Bergen County, New Jersey  
NEA File No.: PKRDSPL21.020

Dear Ms. Tardibuono,

As requested, we have reviewed the recently submitted Variance Application for determination of completeness and applicable bulk requirements. The submittal included the following documents:

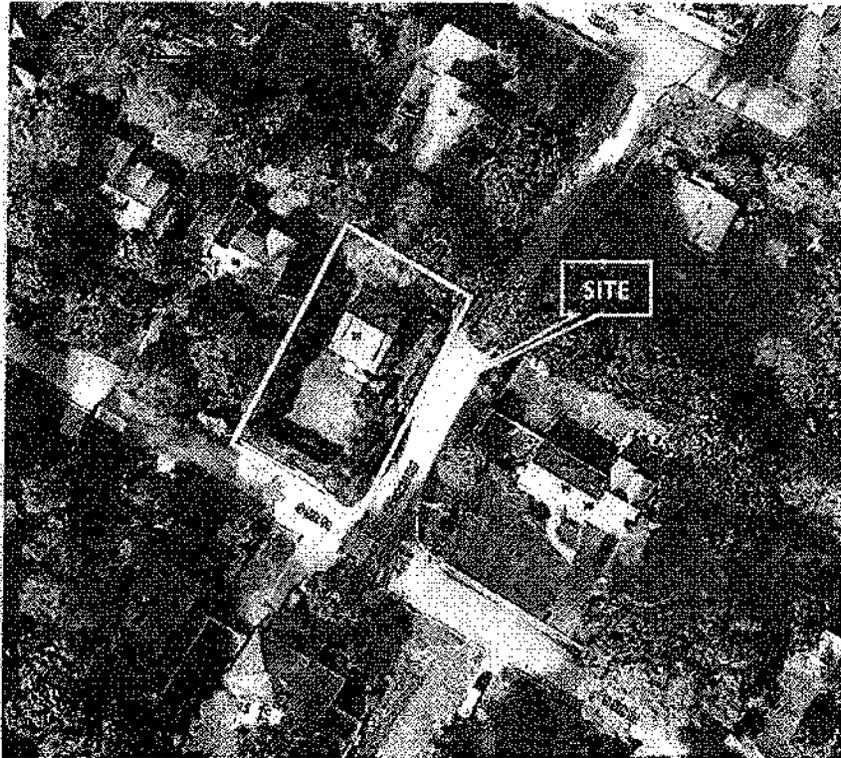
- A Borough of Park Ridge, Application of Appeal, prepared by the Applicant, dated April 25, 2021;
- A Denial of Application, Borough of Park Ridge, prepared by Tonya Tardibuono, Park Ridge Zoning Officer, dated April 6, 2021;
- Certification of Payment of Taxes, dated April 1, 2021;
- Certification of Applicant, dated April 5, 2021;
- Owner's Affidavit, dated April 5, 2021;
- Park Ridge Planning and Zoning review application, dated April 1, 2021;
- A signed and sealed architectural plan set consisting of three (3) sheets, entitled "Addition and Alteration to the Schauer Residence, 74 South Fifth Street, Park Ridge, New Jersey," prepared by Joseph J. Bruno, A.I.A., dated December 30, 2020, Sheets 2-3 of 3 revised through March 31, 2021, and Sheet 1 of 3 revised through June 18, 2021;
- A property survey, entitled "Property Survey, property situated in: Borough of Park Ridge, Bergen County, New Jersey, Tax Lot 3 Block 1308," prepared by Christopher J. Lantelme, P.E., P.L.S., dated December 28, 2006; and
- Comment response / waiver request letter prepared by Joseph J. Bruno, A.I.A., dated May 11, 2021.

#### 1. Property Description

The subject property is a single lot identified as Block 1308, Lot 3, per the Borough of Park Ridge Tax Map Sheet No. 13. The subject property is commonly known as 74 South Fifth Street and is located on the westerly side of South Fifth Street, at the intersection with Fernald Road. The property is approximately 8,793 square feet (0.20 acres), and is located within the R-15 Zone, per the Borough of Park Ridge Zoning Map.

The existing site is currently occupied by a two-story frame, residential dwelling with an asphalt driveway providing access onto Fernald Road. Additional site features include concrete walkways, wood-frame shed, brick patio, and

stone retaining wall. The Applicant proposes to remove the existing wood frame shed and construct a two-story addition along the southerly dwelling façade. In addition, the Applicant is proposing to construct a new covered patio, rear yard patio, and asphalt driveway providing access to the dwelling by way of South Fifth Street.



**2. Completeness Review**

NEA previously issued a completeness review of the subject application and recommended that the application be deemed **complete**. Overall, NEA takes no exception to this application being heard by the Zoning Board of Adjustment.

**3. Variances / Waivers**

As requested, our office has prepared the following table which identifies the bulk deficiencies associated with this application:

Regulation	Ordinance Section	Required / Permitted	Existing	Proposed	Status
Minimum Lot Area	§101 Attachment 2	15,000 square feet	8,793 square feet	No Change	Existing-Non-Conforming
Minimum Lot Width	§101 Attachment 2	100 feet	68.60 feet	No Change	Existing-Non-Conforming

# N NEGLIA

ENGINEERING ASSOCIATES

Regulation	Ordinance Section	Required / Permitted	Existing	Proposed	Status
Minimum Street Frontage	§101 Attachment 2	75 feet	68.60 feet	No Change	Existing-Non-Conforming
Minimum Lot Depth	§101 Attachment 2	150 feet	128.03 feet	No Change	Existing Non-Conforming
Minimum Front Yard Setback	§101 Attachment 2	30 feet	50.16 feet (S. Fifth Street) 20.80 feet (Fernald Road)	30 feet (S. Fifth Street) 20.80 feet (Fernald Road)	Variance Required (Fernald Road) <sup>(1)</sup>
Minimum Rear Yard Setback	§101 Attachment 2	45 feet	23.10 feet	14.10 feet	Variance Required
Maximum Building Height	§101 Attachment 2	32 feet	33.33 feet <sup>(2)</sup>	32 feet (new addition) <sup>(2)</sup> 33.33 feet (existing roof ridge line to remain)	Existing Non-Conforming <sup>(2)</sup>
Side Yard Patio / Decks	§101-16.B(4)	No	Side Yard Deck	Side Yard Patio	Variance Required <sup>(3)</sup>
Maximum Driveway Curb Cut Width (One-Car Garage)	§101-23.E(1)(a)	16 feet	Approx. 22 feet	17.5 feet	Variance Required
Maximum Driveway Width Extension	§101-23.E(2)(a)	2 feet on driveway side closest to the dwelling interior <sup>(4)</sup>	N/A	7.5 feet <sup>(4)</sup>	Variance Required <sup>(4)</sup>
Minimum Driveway Distance from Street Intersection Curb Return	§87-42.E(4)(c)	50 feet	N/A	< 50 feet (Approx. 35 feet)	Waiver Required

- (1) The Applicant is proposing to construct a new covered porch that will extend into the front yard setback area. As such, a new variance for this proposed condition will be required.
- (2) It appears based upon the architectural plan set that the building height associated with the proposed addition is 32.0 feet, which complies with Chapter §101 (Zoning Ordinance) of the Borough Code. However, the existing roof ridgeline which is to remain is 33.33 feet in height. The Applicant has provided notation on the architectural plan set indicating that no portion of the new roof will exceed 32 feet in height. As such, this item is considered an existing non-conforming condition as it relates to the existing roof line height.
- (3) In accordance with §101-16.B(4) of the Borough Code, "patios and decks may be located in any rear yard and must conform to the building side yard setbacks in all zones." The Applicant is proposing to construct a new patio within the designated side yard of the dwelling. As such, a variance for this proposed condition will be required.
- (4) In accordance with §101-23.E(2)(a) of the Borough Code, "for a front-loaded garage, the width of the driveway shall not extend beyond the width of the garage, except that the width of the driveway may be extended up to a maximum of two feet beyond the side of the garage which is closest to the interior of



*the dwelling.*" However, the Applicant is proposing a driveway width extension of 7.5 feet along the side of the driveway that is closest to the interior of the dwelling. As such, a variance for this proposed condition is required.

#### **4. Engineering Comments**

- 4.1 The Applicant has submitted a letter requesting waivers from certain completeness items. Furthermore, this letter indicates that if granted Board approval, the Applicant will engage a civil engineer to address outstanding completeness items, as applicable. As per our letter, dated April 29, 2021, and revised through June 22, 2021, we take no exception to the same. However, it is noted here for emphasis that all outstanding completeness items required to complete a thorough engineering review shall be provided for review, if granted Board approval.
- 4.2 Any import or export of soil to/from the site will be subject to the submission of a Soil Movement Application. A soil movement application shall be submitted if this variance application is granted approval. The Applicant shall note that the soil movement application contains specific checklist items that require submittal for completeness and review. Therefore, additional engineering comments may be provided upon formal submittal of the Soil Movement Application.
- 4.3 The Applicant shall provide testimony at the Board hearing addressing any existing or proposed deed restrictions, easements, or covenants or lands dedicated to public use which may exist of the subject property.
- 4.4 Construction details of all proposed site related improvements shall be provided on the plans. This shall include sidewalks, driveways, curb, utility trench repair, and right-of-way repair.
- 4.5 The Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction. The Applicant shall be responsible for any damage to neighboring or public properties during the installation of proposed improvements. A note stating the same shall be provided on the plans.
- 4.6 The Applicant shall submit a plan that includes existing and proposed topographic information. The plan shall include sufficient grading information to verify that positive drainage away from the adjacent properties is provided and to ensure that ponding along the proposed improvements will not occur.
- 4.7 The Applicant proposes improvements that will result in an increase in impervious coverage of 842 square feet, as compared to the existing conditions. As such, the Applicant shall provide on-site stormwater storage volume equivalent to a two (2) inch rainfall over the net increase in impervious area. Therefore, the minimum required storage volume is determined as:  $(842 \text{ square feet}) \times [(2 \text{ in.}) / (12 \text{ in./ft})] = 141 \text{ cubic feet (1,050 gallons)}$ . The Applicant's engineer shall design a drainage system to mitigate this increase in impervious coverage. (Seepage pit, recharge chambers, etc.).
- 4.8 The design and construction of seepage pits or recharge basins shall conform to the New Jersey Stormwater Best Management Practices Manual's Standard for Infiltration Basins. The Following comments pertaining to the same shall be addressed prior to construction:
  - Testing:
    - The Applicant shall perform a percolation/permeability test in the vicinity of each proposed infiltration measure to determine percolation rates AND the seasonally high-water table of the subsoils below.
    - The Applicant shall notify NEA a minimum of 48 hours in advance of this testing so that a representative of our office may be present for the testing, as required.



- The Applicant shall provide a signed and sealed copy of all testing results and information prepared by a Licensed Professional Engineer to the Building Department, who will subsequently issue them to NEA for review.
  - Design:
    - The bottom of the infiltration structure or stone, where applicable, shall be no less than two feet above the seasonal high groundwater table or bedrock.
    - The tested percolation rates shall be a minimum of 1.0 inches per hour, per NJDEP guidelines. Design percolation rates shall include a factor of safety of two for a design percolation rate of 0.5 inches per hour.
    - The Applicant shall provide calculations verifying that all proposed seepage pits will fully drain within 72 hours.
    - Should percolation testing yield unacceptable results, the Applicant shall provide a revised design which does not rely on infiltration.
- 4.9 The Applicant shall illustrate the approximate locations for all existing and proposed water service, sanitary service, gas service, cable, electric, and any other on-site utility lines, as required to accommodate the proposed addition.
- 4.10 The location of all existing (6-inch in size or more at the base) and proposed trees shall be noted on the plans. Any trees to be removed are subject to the review of the Shade Tree Commission.
- 4.11 Based upon the nature of the proposed improvements, it does not appear that any lighting improvements are included as part of this application. However, the Applicant shall provide testimony confirming the same.
- 4.12 Any landscaping improvements must be depicted on the plans with a planting schedule indicating the species, quantity and planted size. Testimony addressing any proposed landscaping improvements shall be provided at the Board hearing.
- 5. Final Comments**
- 5.1 This approval is subject to all other applicable rules, regulations, ordinances and statutes of the Borough, Bergen County, State of New Jersey or any other governmental agency having jurisdiction over same.
- 5.2 It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include, but are not limited to Bergen County Planning/Engineering, Bergen County Soil Conservation District, municipal fire / police departments, Park Ridge Water, Park Ridge Electric, BCUA, NJDOT and NJDEP.
- 5.3 Should the Board look favorably upon this application, a performance bond, maintenance bond and inspection escrow will be required for on-site / off-site improvements, in accordance with the Municipal Land Use Law.
- 5.4 NEA recommends that a response letter be submitted that addresses each of the comments noted above.
- 5.5 The above comments are based on a review of materials submitted and/or testimony provided to date. NEA reserves the right to provide new or updated comments as additional information becomes available.



We trust you will find the above in order. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,  
Neglia Engineering Associates

Gregory J. Polyniak, P.E., P.P., C.M.E., C.P.W.M.  
For the Zoning Board Engineer  
Borough of Park Ridge

Very truly yours,  
Neglia Engineering Associates

John J. Dunlea, P.E.  
For the Zoning Board Engineer  
Borough of Park Ridge

cc: Glen Schauer & Lisa Everson – Applicant *via regular mail*  
Joseph J. Bruno, A.I.A. – Applicant's Architect *via e-mail*  
Christopher J. Lantelme, P.E. & P.L.S. – Applicant's Surveyor *via regular mail*

Resolution #2021-13  
Application #ZB21-08  
ZB 7-20-21

BOROUGH OF PARK RIDGE  
ZONING BOARD OF ADJUSTMENT

RESOLUTION

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WHEREAS, John Biondo(hereinafter referred to as "Applicant"), being the owner of premises known as 6 Colebrook Drive, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 2 in Block 607 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 for a curb cut wider than twenty (20') feet as well as a driveway in excess of the width permitted by Ordinance 101-23 E(1)(a); and

WHEREAS, the premises are located in the R-10 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 June 15, 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 June 15, 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 6 Colebrook Drive in the Borough of Park Ridge, also known and designated at Lot 2 in Block 607 on the Tax Map of the Borough of Park Ridge, a conforming lot containing 12,032.30 sq. ft. (10,000 sq ft. required) a lot width of 101.71 feet (85 feet required) and a lot depth of 123.11 feet (120 feet required). The property is currently improved with an existing single family residential structure.
2. The Applicant proposes to widen the existing curb cut and driveway to accommodate all the vehicles owned by his family.
3. The Applicant's initial proposal was to widen the existing 16.8 foot wide driveway to twenty six (26') feet and, in addition, to widen the curb cut to twenty six (26') feet, whereas a sixteen (16') foot curb cut is permitted.
4. The Applicant testified that the widening of the driveway and curb cut were necessary for his family to park a total of six (6) cars in the driveway.
5. The Applicant testified that the property has a one (1) car garage, but that he cannot use it to park a car because it contains other items and there is not sufficient room.

6. The applicable Park Ridge Ordinances provide as follows:

101-23E (1) (A) – No driveway shall have a curb cut greater than twenty (20') feet in width. Dwellings with a garage twelve (12') feet or less in width are considered a one-car garage and shall have a curb cut no greater than sixteen (16') feet in width.

101-23 E (2)(A) – For a front-loaded garage, the width of the driveway shall not extend beyond the width of the garage, except that the width of the driveway may be extended up to a maximum of two (2') feet beyond the side of the garage which is closest to the interior of the dwelling.

7. The applicant testified that he has been parking vehicles on his front lawn and that it is unsightly. The Board advised the applicant that parking on the front lawn is not permitted.
8. The applicant also testified that the driveway would be a minimum of five (5') feet from the side property line.
9. After discussion by the Board, the applicant agreed to repair the sidewalk and curb which are currently in poor condition.
10. The applicant also agreed, as a condition of approval, to install a dry well in the front yard and connect the front house gutter to the dry well.
11. The applicant also agreed to have the driveway bordered by Belgian blocks.

12. As a result of the foregoing, the BOARD finds and concludes that variances may be granted from the curb cut and driveway width. However, the Board finds that, while a driveway width of twenty six (26') feet is appropriate, the curb cut can be no greater than twenty (20') feet.
13. The BOARD finds that by reason of the location of the existing house on the lot ,the curb cut and of sixteen (16') feet and driveway width of less than twenty six (26') 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).

By reason of the foregoing the BOARD finds that a decision to grant the variances from the ordinances to permit a curb cut width of twenty (20') feet and driveway width of twenty six (26') feet 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 variances from the Ordinance so as to permit the curb cut of twenty (20') feet and driveway width of twenty six (26') feet as more particularly set forth in this.

The within approval is conditioned upon the applicant repairing the curb and sidewalk where necessary; and

EXHIBIT LIST

Application #: ZB 21-08

Applicant: John Biondo

Property Address: 6 Colebrook Drive

Block 607 Lot 2

Application received on 4/6/21

Survey prepared by: Schmidt Surveying dated 7/2/21

Denial of application dated 4/9/2020.

This approval is also conditioned upon the applicant installing a dry well in the front yard and connecting the front gutters of the house to the dry well.

Ayes: 5

Nays: 0

Dated: July 20, 2021

Introduced by: Mike Curran (M)  
Mike Curran

Seconded by: Greg Perez (H)  
Greg Perez

Approved: Frank Pantaleo (M)  
Frank Pantaleo

Resolution #Z021-14  
Application #ZB21-10  
ZB 7-20-21

BOROUGH OF PARK RIDGE

ZONING BOARD OF ADJUSTMENT RESOLUTION

WHEREAS, RICHARD AND JENNIFER MOSS (hereinafter referred to as "Applicant"), being the owner of premises known as 66 Fourth Street, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 3 in Block 1305 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 side yard variance to allow the construction of a one story covered patio; 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 June 15, 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 June 15, 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 66 Fourth Street in the Borough of Park Ridge, also known and designated as Lot 3 in Block 1305 on the Tax Map of the Borough of Park Ridge, a non-conforming lot containing 15,000 sq. ft. (15,000 square feet required) with a lot width of 100 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 12.52 feet from the side lot line (18 feet required).
3. The Applicant proposes to build a one story covered patio which will encroach 5.48' into the required side yard setback, and align with the existing house.
4. The Applicant testified that the proposal is simply to add a single story, covered patio with two (2) columns and a roof over the patio in the rear yard.
5. The Applicant further testified that there is an existing six (6') foot high solid vinyl fence between the subject property and the adjacent property.
7. The BOARD finds that by reason of the location of the existing house on the lot that the strict application of the Zoning Ordinance to require a side yard setback of eighteen (18') 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 patio 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 side 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).

**EXHIBIT LIST**  
**BOROUGH OF PARK RIDGE ZONING BOARD**

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APPLICANT: ZB 21-10  
ADDRESS: 66 Fourth Street  
BLOCK: 1305 LOT 3  
ZONE: R-15

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EXHIBIT:	ITEM NO.	DATE:
Application	1	4/05/2021
Denial of Application	2	3/23/2021
Plans by Joseph Bruno	3	3/19/2021 revised to 5/20/21
Survey by Morgan Engineering	4	8/10/2012
Photographs by Joseph Bruno	5	6/03/2021

9. Moreover, the BOARD finds that:

- (a) the proposed covered patio is open and does not impede the free passage of light and air,
- (b) that the existing vinyl fence will provide a visual buffer from adjacent properties, 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 side 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 side yard setback requirement so as to permit the covered patio, as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD. This approval does not include any variance relief for the "grilling station" shown on the plans.

Ayes: 5

Nays: 0

Dated: July 20, 2021

Introduced by: Greg Perez (P)  
GREG PEREZ  
Seconded by: Mike Curtan (M)  
Mike Curtan  
Approved: Frank Pantaleo (F)  
Frank Pantaleo (F)

Resolution #2021-15  
Application #ZB21-9  
ZB 7-20-21

BOROUGH OF PARK RIDGE  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION

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WHEREAS, Kali Trahanas and Demetrios Kopatsis (hereinafter referred to as "Applicant"), being the owner of premises known as 56 Chestnut Avenue, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 12 in Block 1909 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 a front porch and to expand the second floor of the existing house; 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 June 15, 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 June 15, 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 56 Chestnut Avenue in the borough of Park Ridge, also known and designated at Lot 12 in Block 1909 on the Tax Map of the Borough of Park Ridge, a non-conforming irregularly shaped lot containing 17,021 sq. ft. (15,000 sq ft. required) a lot width of 86.5 feet (100 feet required) and a lot depth of 162 feet (150 feet required) and is currently improved with an existing single family residential structure.
2. The Applicant proposes to construct a new front porch and to expand the second story.
3. The existing front yard setback is 25.9 feet and the proposal depicts a front yard setback of 23.40 feet to the front porch and 20.23 feet to the steps. The Ordinance requires a front yard setback of thirty (30') feet.
4. The addition of the new front porch results in a front yard setback of 23.4 feet to the porch and 20.23 feet to the steps. The second story addition results in a front yard setback of 26.8 feet to the second floor. In addition, the front steps project ten (10') feet into the front yard setback whereas only a four (4') foot projection is permitted.
5. The Board Engineer, in reviewing the application, also determined that there were several existing non-conformities; as follows:

	Ordinance	Required/Permitted	Existing
Minimum lot width	101 attachment 2	100'	86.5'
Minimum accessory structure side yard	101-21A(1)(a)	20'	1.5'
Minimum driveway property line setback	101-23D	5'	2'
Maximum payment width-driveway	101-23.E(2)(a)	2'	More than 2'

6. The applicant's witness testified that the only portion of the house that will project into the setbacks further than existing is the front porch and second story bedrooms.
7. The applicant agreed that all concerns expressed by the Board Engineer in his letter dated June 9, 2021 would be addressed to the Engineer's satisfaction in a letter from the applicant's architect to the Borough.
8. The applicant's witness also testified that there are many houses in the area that have non-conforming front yard setbacks and that the house will fit in with the neighborhood.
9. As a result of the foregoing, the BOARD finds and concludes that a variance is required from the front yard setback requirement and front yard steps projection requirement.
10. The BOARD finds that by reason of the location of the existing house on the lot, 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).

## EXHIBIT LIST

Application #: ZB 21-09

Applicant: Kali Trahanas and Demetrios Kopatsis

Property Address: 56 Chestnut Avenue

Block 1909 Lot 12

Application received on March 15, 2021

Denial of Application dated March 15, 2021

Plans prepared by Vincent Cioffi dated December 28, 2020.

Title/Plot Plan prepared by Vincent Cioffi dated December 28, 2020.

Letter from Neglia Engineering dated June 9, 2021.

11. The BOARD finds and concludes that the benefits from the granting of the front yard setback variance for a porch and second story addition 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 front yard setback and front yard projection limitation for steps 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 requested variances from the front yard setback requirement so as to permit the proposed new front porch and expansion of the second floor as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD.

Ayes: 5

Nays: 0

Dated: July 20, 2021

Introduced by: Mike Curran III  
Mike Curran

Seconded by: Greg Perez III  
Greg Perez

Approved: Frank Pantaleo III  
Frank Pantaleo