

BOROUGH OF PARK RIDGE  
PLANNING BOARD  
SEPTEMBER 9, 2020 8:00PM  
VIRTUAL MEETING  
REGULAR MEETING MINUTES

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

Chairman Von Bradsky stated that the meeting was being held in accordance with the Open Public Meetings Act. He then asked everyone to recite the Pledge of Allegiance.

**Roll Call Board:**

|                            |                       |
|----------------------------|-----------------------|
| Chairman Peter Von Bradsky | Present               |
| Mayor Keith Misciagna      | Absent                |
| Ms. Jessica Mazzaella      | Present               |
| Councilman Robert Metzdorf | Present               |
| Mr. Mark Bisanzo           | Present *8:09 Arrival |
| Mr. Donald Browne          | Present               |
| Mr. Ray Mital              | Present               |
| Mr. Donald Schwamb         | Present               |
| Mr. Stephen Jobst          | Present               |
| Mr. Ron Epstein            | Present               |

**Also Present:**

|                                     |                 |
|-------------------------------------|-----------------|
| Mr. William Rupp                    | Board Attorney  |
| Ms. Tonya Tardibuono                | Board Secretary |
| Mr. Daniel Lee – Neglia Engineering | Board Engineer  |

**Approval of Minutes**

The minutes of August 12, 2020 were approved on a motion from Councilman Metzdorf, seconded by Ms. Mazzaella, and carried by all members eligible to vote.

**Open to the public for non-agenda items**

No members of the public wishing to speak.

**New Application**

APPLICATION #PB20-02  
Louis & Barbara Chiellini  
22 Ruth Place  
Block 707 / Lot 3  
Minor Subdivision

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

Louis Chiellini  
22 Ruth Place  
Park Ridge, NJ 07656

Proof of service is in order.

The applicant has applied for a minor lot subdivision.

Mr. Chiellini stated that he was taking a portion of his own property to give to his neighbors, so they will have a deeper piece of property and a back yard.

Chairman Von Bradsky asked if construction or a building was being proposed. Mr. Chiellini commented no, moving the lot line only. The Chairman stated that they could add an addition on the home in the future. Mr. Chiellini answered that there is no construction proposed at this time and in the future if they choose to build an addition or add a pool they would have to get the proper approvals.

Mr. Chiellini stated that his neighbors agreed to put up a fence once the lot lines have been changed. Mr. Chiellini also stated that the lot line was not straight because they wanted to save an existing tree.

Mr. Lee pointed out that the new lot will encompass two different zones. The rear of the new proposed Lot 2 will be located in the R-20 zone and the existing front portion is located in the R-10 zone. Mr. Lee also commented that he understands the orientation of the lot line due to the large tree Mr. Chiellini is trying to keep on his property.

The designation of the lot number will need to be confirmed by the tax assessor.

The set back should be revised to fit the proper zones on the plans. After discussion it was determined that these changes can be made in the resolution since the lot line change will be handled by deed.

Mr. Burgis commented that by making this lot line change you are creating a more rectangular lot, currently Lot 3 is an irregularly shaped lot. He also said that you are taking a pre-existing non-conforming condition and making it conforming.

The existing concrete patio will now become part of Lot 2.

Mr. Chiellini spoke about the current conditions of the yards with the existing lot lines.

#### Public Comment

Shawn McLoughlin – 26 Ruth Place

He asked how will my lot be affected? Mr. Chiellini answered, no impact at all.

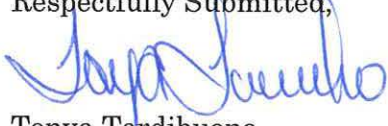
Mr. Rupp told Mr. Chiellini that a subdivision deed needs to be prepared by a professional. Mr. Chiellini replied that Azzolina & Feury Engineering will take care of that for him.

### Board Discussion

There was no additional board discussion

The meeting was adjourned on a motion from Mr. Browne, seconded by Ms. Mazzarella, and carried by all.

Respectfully Submitted,



Tonya Tardibuono