

CALL TO ORDER:

The meeting was called to order at 7:30 p.m. via Zoom webinar by Chairwoman Robin Malley with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Robin Malley, Chairwoman	Present
Dianna Cereijo	Absent
Sanjeev Dhawan	Present
Emilia Fendian	Present
Robert Hayes, Vice Chairman	Present
Christina Hembree	Present
Michael Kaufman	Present
Lynda Picinic, Alt 1	Present
Bill Pulzello, Alt 2	Present
S. Robert Princiotto, Esq.	Present
Evan Jacobs, Engineer	Present
Richard Preiss, Planner	Not Requested
Meg Smith, Secretary	Present

APPROVAL OF MINUTES:

The minutes of the January 26, 2021 meeting were approved on a motion from Ms. Hembree seconded by Vice Chairman Hayes. All Board members voted in favor of the approval.

RESOLUTIONS OF APPROVAL

2020 Zoning Board Annual Report

The 2020 Zoning Board Annual Report was approved on a motion from Ms. Hembree seconded by Vice Chairman Hayes. All Board members voted in favor of the approval.

APPLICATIONS (New)

Richard Conboy

Block: 2006 Lot: 4

20 Reeds Lane

R-22.5 Zone

Request to build new single-family home with combined side yard setback of 40.2 feet where 60 feet is required.

Mr. Molinelli, attorney for the applicant, stated that this application is proposing a new single family home. This proposed home meets both side yard setback requirements of 20 feet but does not meet requirements for a combined side yard setback of 60 feet. Mr. Molinelli stated that the applicant is requesting a variance for combined yard setback of 40.2 feet.

Mr. Princiotto confirmed that proof of notice and publication was provided and verified.

Mr. Princiotto marked the exhibits as follows:

A-1	Application
A-2	Revised Site Plan dated 8/30/20, last revised 2/25/21

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A-3	Survey
A-4	Photo #1 (showing car)
A-5	Photo #2
WCL-1	Engineering Technical Review Letter dated 3/16/21
A-6	Proof of Notice & Publication

Mr. McClellan, engineer for the applicant, provided his qualifications and was accepted by the board as an expert. Mr. McClellan stated that the current home at this property is 3.4 feet from the front property line and the entire structure is in the front yard setback. This property is an undersized lot at approximately 14,970 square feet and has frontage of 106 feet where 150 feet is required. Mr. McClellan stated that seepage pits are included with the proposed new home.

Mr. Molinelli confirmed with Mr. McClellan that there is no height variance required and stated that a prior Resolution of Approval from 2010 required a height variance. Mr. Molinelli asked Mr. McClellan about the topography of the property and Mr. McClellan stated that water flowed from the front of the property to the rear of the property. Mr. McClellan stated that water from the current home's roof drains to the ground and that water from the driveway is not collected. Currently water runs off this property to neighboring properties. The proposed home would collect the water from the roof and the driveway in a seepage pit which would store the water for slow release.

An email received from 16 Reeds Lane was marked as Exhibit A-7 and read into the record. Mr. McClellan stated that water runoff would decrease with this proposed new home and the proposed seepage pit.

An email received from 23 Reeds Lane was marked as Exhibit A-8 and read into the record. Mr. McClellan stated that based on the topography of this area that water was not coming from 20 Reeds Lane to 23 Reeds Lane.

Mr. Molinelli stated that with existing conditions the water flows down the driveway and to the right and rear of the property. The proposed new home would collect roof and driveway water.

Mr. Molinelli that even though this is an undersized lot, the house is in conformance with the required coverages.

Mr. McClellan stated that this proposed home would require the removal of 5 trees. Two trees are in the building envelope, one tree is in the front by the driveway, one tree is by the foundation and one tree is by the proposed seepage pit.

Mr. Princiotta asked if any consideration was given or is necessary for the brook in the rear of the property.

Mr. McClellan stated that he believes this brook leads to a Category one waterway.

Mr. Princiotta stated that the Board Engineer would comment on the brook and stated that the prior variance was for 11 feet and the current variance requested is 19.8 feet. Mr. Princiotta questioned the size of the proposed home.

Mr. McClellan stated that the first floor was 2,144 square feet.

Mr. Princiotto asked if any landscaping plan was proposed.

Mr. McClellan stated that there was currently no landscaping plan but that one could be provided.

Mr. Molinelli noted the Neglia Review letter dated 3/16/21 and asked Mr. McClellan to address the recommendations and comments. Mr. McClellan stated that he would comply with all requirements of the review letter.

Ms. Fendian stated that she would like to see elevations to compare to the proposed home to neighboring homes. Ms. Fendian also stated a concern for tree removal.

Mr. Jacobs, Board Engineer, questioned if the existing fire hydrant was going to be relocated. Mr. Jacobs also stated that, if approved, this new home would require a Soil Movement application and that further drainage details would need to be provided.

Mr. Conboy, current owner and contractor, was sworn in.

Mr. Conboy corrected the square footage of the proposed home and stated that it would be 3,200 square feet with 4 bedrooms and 3 ½ bathrooms. Mr. Conboy confirmed that the proposed home at 20 Reeds will be identical to a new home he just built at 35 Campbell Avenue except it will have a detached two car garage and a finished basement. Photos of this new home at 35 Campbell are the ones provided with this application.

Mr. Conboy stated that he is a big believer in spending money on landscaping. He stated that there will be plantings on the left side and front of the property and the right side will be buffered between 20 Reeds and 16 Reeds Lane. The home will include a Belgian block driveway and an approximate 300 foot paver patio in the rear of the house.

Mr. Molinelli questioned if the house could be 46 feet wide to avoid the variance.

Mr. Conboy stated that a house with that width would have to be narrow and deep and would require a height variance.

Mr. Molinelli stated that the current house is dated and in disrepair.

Mr. Conboy stated that the proposed new home would be a significant improvement over the existing home.

Mr. Molinelli showed a current photo of the existing home and this photo was marked as Exhibit A-9. Mr. Molinelli questioned the scrub bushes existing on the property.

Mr. Conboy stated that the scrub bushes would be removed and the landscaping will match the quality of the new home.

The meeting was opened to the public with a motion from Vice Chairman Hayes, seconded by Mr. Dhawan.

The phone number was provided to the public to call in with any questions or concerns regarding this

application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

Mr. Miani, 23 Reeds Lane, addressed the Board and the applicant. He stated that he is a licensed Engineer. Mr. Miani stated that approximately 6 to 8 times a year strong storms cause water to flow down the western side of Reeds Lane and down the existing driveway at 20 Reeds Lane. The proposed driveway is in the same location and he is concerned that the proposed drop curb may not contain the water.

Mr. McClellan stated that the drop curb would keep water out of the driveway and that the seepage pit is capable of handling water from Reeds Lane.

Mr. Miani asked if gutter analysis was performed to confirm drop curb height and Mr. McClellan stated that it was not.

Mr. Miani questioned the tree on the southeast corner of the property near the foundation. He stated that it is not marked to be removed, but that it may be damaged during demo. He asked if trees would be protected.

Mr. McClellan stated that all trees which were being saved would be protected.

Mr. Conboy stated that the tree is approximately 12 to 13 feet from the existing foundation and that he hopes to save that tree. Mr. Conboy stated that there will be plenty of soil on site to quickly stabilize the tree after demo. A photo of the existing home with the tree was marked as Exhibit A-10.

Ms. Stavris, 16 Reeds Lane, stated that there is tremendous amount of water running off of this property onto other properties.

Mr. Conboy stated that currently all water is going into the ground. The proposed home will include a retention system to retain the runoff.

Ms. Stavris asked if there is a curb proposed with this new home.

Mr. Conboy stated that he was not planning on a curb unless it is required by the borough.

Mr. McClellan stated that there is an existing curb which will need to be dropped by the new driveway.

Mr. Jacobs, Borough Engineer, was sworn in. Mr. Jacobs stated that this proposed new home would need to meet borough requirements and this would require replacing the existing curb.

Mr. Princiotta asked Mr. Jacobs to explain the process.

Mr. Dhawan stated that the existing curb has a 1" reveal. If this is improved it may impact other properties. Mr. Dhawan stated that this is not the fault of the property owner but a problem with the street.

Mr. Jacobs stated that construction plans and on site drainage information would need to be provided and a Soil Movement application would be filed. This information is much more thorough than initial

info. The proposed plan must meet borough requirements.

Mr. Jacobs stated that the owner could have put in 4" curbs with only borough approvals needed. Mr. Jacobs stated that concerns with street runoff is an issue to be addressed with the municipality and that it is not a concern of this homeowner. Mr. Jacobs stated that houses on this side of Reeds Lane are downhill from the road and uphill from the stream.

Mr. Thomas, 24 Reeds Lane, questioned if a swale would be installed on the back of the property at 20 Reeds Lane to stop the runoff onto 24 Reeds Lane.

Mr. McClellan stated that a swale will be proposed in that area.

The meeting was closed to the public with a motion by Vice Chairman Hayes, seconded by Mr. Kaufman.

Mr. Princiotto questioned the dimensions of the proposed building.

Mr. Conboy stated that the proposed home would be 65 feet wide and 32 feet deep.

Ms. Malley asked if the proposed house could be less wide.

Mr. Conboy stated that if the width was narrower, then it would need to be a different house. He stated that water is an issue for every home on that side of the street. He does not believe that there are any catch basins on the street and stated that the seepage pits my help but will not remove the problem.

Mr. Conboy stated that he contracted to purchase this property in July 2020. He stated that there were 5 liens on the property and he was only able to close on the sale about 5 or 6 weeks ago.

Ms. Malley asked if he would live in the new home or if he would sell it.

Mr. Conboy answered that he would likely sell the proposed home.

Ms. Malley questioned a large hole on the left side of the property.

Mr. Conboy stated that the sewer line was being capped and Park Ridge Utility installed a new lateral on the front left corner.

Mr. Jacobs questioned if the fire hydrant was moving.

Mr. Conboy stated that for aesthetical reasons the fire hydrant was requested to be moved and was given approval by the Fire Department.

Ms. Malley asked if elevation drawings would be provided.

Ms. Fendian stated that putting drawings together and to scale provides the distance and relationship to other homes.

Mr. Molinelli stated that the applicant has provided photos and is not asking for a height variance. Mr.

Molinelli stated that the Board has heard from both neighbors and they are satisfied with the new home.

Mr. Princiotto asked the distance to neighboring houses.

Mr. Conboy stated that the house on the right is about 35 feet from the side property line. The property to the left is approximately 150 feet from the proposed home.

Mr. Princiotto asked if Mr. Conboy would work with the Shade Tree Committee to discuss the landscaping and tree plan.

Mr. Conboy agreed that he would work with the Shade Tree Committee.

A motion to approve this application for a new single family home with a combined side yard variance of 19.8 feet was made by Ms. Hembree and seconded by Mr. Kaufman. On a roll call vote Chairwoman Malley, Mr. Dhawan, Ms. Fendian, Vice Chairman Hayes, Ms. Hembree, Mr. Kaufman and Ms. Picinic were in favor of the motion. None were opposed.

Seth Landsberger
85 Woodcliff Avenue

Block: 2004 Lot:7
R-22.5 Zone

Request to install a generator 15 feet from the front yard property line where 35 feet is required.

Mr. Landsberger, owner, submitted this application complete with photos of his home and proposed location for a generator. Mr. Landsberger explained that the home was originally built in the 1890's approximately 2 ½ feet from the property line. There were additions to the home in the 1930's and 1980's. Mr. Landsberger explained that the driveway wrapped around the back of the home. Mr. Landsberger stated that the proposed location addresses possible noise concern. Placing this generator in another location would cause extensive and expensive electrical work under the existing driveway.

Mr. Landsberger shared his survey and drawings via Zoom screen share.

The meeting was opened to the public with a motion from Ms. Hembree, seconded by Vice Chairman Hayes.

The phone number was provided to the public to call in with any questions or concerns regarding this application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

With no members of the public calling in to ask questions or state any concerns, and no members of the public attending on Zoom wishing to raise their hand, the meeting was closed to the public with a motion from Ms. Fendian and seconded by Mr. Dhawan. All in favor, the motion carried.

A motion to approve this application for a generator in the front yard was made by Mr. Kaufman and seconded by Vice Chairman Hayes. On a roll call vote Chairwoman Malley, Mr. Dhawan, Ms. Fendian, Vice Chairman Hayes, Ms. Hembree, Mr. Kaufman and Ms. Picinic were in favor of the motion. None were opposed.

Board Discussion

Mr. Princiotto explained that the application for 188 Broadway was scheduled for the last meeting, February 23, 2021. Applicant requested to defer this meeting and submitted a revised application. This revised application is being reviewed for Completeness and permission has been granted to extend the time for decision to 120 days from completeness.

The meeting was opened to the public with a motion from Ms. Hembree, seconded by Vice Chairman Hayes.

Mr. Cuoto questioned if new notice would be required for this revised application and asked when the application information for the revised application would be posted on the borough website.

Mr. Princiotto stated that new notice and publication would need to be done for this revised application and that the application information would be posted on the borough website.

Ms. Levine questioned the timing for review of the application and timing for decision.

Mr. Princiotto stated that the Board had up to 35 days to review for completeness and up to 120 days from the date of completeness to a date of decision.

The meeting was closed to the public with a motion from Ms. Hembree and seconded by Mr. Dhawan. All in favor, the motion carried.

A motion to go into Closed Session was made by Mr. Kaufman, seconded by Mr. Dhawan.

A motion to return to Open Session was made by Vice Chairman Hayes and seconded by Mr. Dhawan.

A motion to approve the Closed Session minutes from September 29, 2020 was made by Vice Chairman Hayes and seconded by Ms. Fendian. All Board members were in favor of the motion, with the exception of Ms. Picinic and Mr. Pulzello who were not members of the Board at this time.

The meeting was adjourned on a motion from Vice Chairman Hayes, seconded by Ms. Fendian, and carried by all.

Respectfully submitted,

Meg Smith