

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE  
BOARD OF ADJUSTMENT HELD IN THE MUNICIPAL BUILDING  
JANUARY 10, 2019**

---

**Open Public Meeting Act & Roll Call**

Mr. Zichelli called the meeting to order at 7:30 p.m. and read the Sunshine Act Notice.

Mr. Zichelli called the roll.

PRESENT: Mahoney, Chair  
Berger  
Bergmanson  
Johnson  
Scott  
Seeman

Secretary Zichelli

ABSENT: Ashenfelter, Vice Chair  
Krien  
Mohan

Trembulak, Esq.

**Welcome Members**

Chair Mahoney welcomed the members to the 2019 organizational meeting of the Board of Adjustment.

**Election of Officers**

On motion by Mr. Bergmanson, seconded by Mr. Scott, Hugh Mahoney was unanimously appointed as Chair.

On motion by Chair Mahoney, seconded by Mr. Scott, James Ashenfelter was unanimously appointed as Vice Chair.

**Appointment of Professional Staff**

Chair Mahoney appointed Michael Rohal as Engineer to the Board and Michael Zichelli as Planner and Secretary. Chair Mahoney appointed Alan Trembulak, Esq. as Board Attorney.

On motion by Chair Mahoney, seconded by Mr. Seeman, the appointments were confirmed.

**Adoption of By Laws**

On motion by Mr. Bergmanson, seconded by Ms. Berger, the 2019 By-Laws were unanimously adopted.

**Adoption of 2019 Schedule of Regular Meetings**

On motion by Mr. Bergmanson, seconded by Mr. Seeman, the following schedule of meetings was unanimously adopted:

February 21, 2019  
March 14, 2019  
April 11, 2019  
May 9, 2019  
June 13, 2019  
July 11, 2019  
September 12, 2019  
October 10, 2019  
November 14, 2019  
December 12, 2019  
January 9, 2020

**Adoption of Minutes of July 12, 2018**

On motion by Ms. Berger, seconded by Mr. Scott, the Minutes of the July 12, 2018 meeting were adopted, members Bergmanson, Johnson and Seeman abstaining.

**Adoption of the Memorializing Resolution of  
Polly & Marc Murphy  
20 Hillcrest Road**

On motion by Mr. Scott, seconded by Ms. Berger, the following Resolution was adopted, members Bergmanson, Johnson and Seeman abstaining:

WHEREAS, Polly & Marc Murphy, owners of property commonly known as 20 Hillcrest Road, did make application to the Board of Adjustment of the Borough of Glen Ridge for a variance pursuant to NJSA40:55D-70c to allow for the construction of a rear addition onto their single family home contrary to **Glen Ridge Code Section 17.12.020.G3** in that the addition will violate the rear yard setback requirement. The property is located in the R-1-85 Zone and is designated as lot 7 in block 58 according to Glen Ridge Borough Tax Maps; and

WHEREAS, the applicants submitted historic photographs, a site plan, elevations, and floor plans prepared by Wright & Robinson Architects, dated June 12, 2018.; and

WHEREAS, this matter came on to be heard at a meeting of the Board of Adjustment held on July 12, 2018 at which time it was established that notice was properly published and the

property owners within 200 feet of the property in question had been properly served notice; and

WHEREAS, the Board carefully reviewed the testimony presented and established the following findings:

1. The subject property has approximate dimensions of 100' by 170' and contains a single-family dwelling and detached garage.

2. The applicants' proposal is to construct a one story addition and front porch onto the single family house. A 39' setback will be provided where a 50' front yard setback is required.

3. Due to the structure's existing configuration and location of the lot, the addition can be accommodated on the site without negatively impacting the streetscape.

4. The proposal has received review and approval by the Glen Ridge Historic Preservation Commission on April 1, 2009 and the proposal is consistent with historic photographs presented by the applicant.

5. The applicants also demonstrated that the proposal will not detract from the light and open space.

WHEREAS, the Board, based upon the foregoing findings, concluded that the applicants proved peculiar and exceptional practical difficulties and exceptional and undue hardship and did prove that the variance could be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the zone plan and the zoning ordinance pursuant to NJSA40:55D-70C(1); and

WHEREAS, the Board, based on the aforementioned findings, concluded that the applicants did prove that the purpose of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements, and proved that the benefits of the deviation would substantially outweigh any detriment and proved that the variance could be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the zone plan and zoning ordinance pursuant to the requirements of NJSA40:55D-70C(2); and

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Glen Ridge that the within variance application of Jonathan Fellus & Ruth Borgenicht is hereby approved subject to the following condition:

1. The addition is to be built in strict accordance with the final plans submitted to the Glen Ridge Historic Preservation Commission.

2. The front porch may not be enclosed in order to be used at year round habitable space.

NOW, THEREFORE, BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to the applicants, Borough Administrator, Borough Council, Borough Clerk, Borough Engineer and Construction Code Official.

**Adoption of the Memorializing Resolution of  
Frank Julaino  
37 Madison Street**

On motion by Ms. Berger, seconded by Mr. Scott, the following Resolution was adopted, members Bergmanson, Johnson and Seeman abstaining:

WHEREAS, Frank Juliano, owner of property commonly known as 37 Madison Street, did make application to the Board of Adjustment of the Borough of Glen Ridge for an exception pursuant to **Glen Ridge Code Section 12.24.140** to allow for the construction of a driveway apron wider than permitted by **Glen Ridge Code Section 12.24.020**. The property is located in the R-3 Zone and is designated as lot 34 in block 19 according to Glen Ridge Borough Tax Maps; and

WHEREAS, the applicants submitted photographs and a plot plan; and

WHEREAS, this matter came on to be heard at a meeting of the Board of Adjustment held on July 12, 2018 at which time it was established that notice was properly published; and

WHEREAS, the Board carefully reviewed the testimony presented and established the following findings:

6. The subject property has approximate dimensions of 42' by 105' and contains a single-family dwelling and detached garage and the proposed property is located at the corner of Madison Street and Chapman Place

7. The applicant's proposal is to construct a sixteen foot wide driveway apron when only a twelve foot wide apron is permitted.

8. Due to the existing configuration house and detached garage on the lot will be difficult to accommodate for a second car elsewhere on the property and the widened apron can be accommodated on the site without negatively impacting the streetscape.

9. The applicant also demonstrated that the proposal will not detract from the light and open space.

WHEREAS, the Board, based upon the foregoing findings, concluded that the applicant proved peculiar and exceptional practical difficulties and exceptional and undue hardship and did prove that the exception could be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the zone plan and the driveway ordinance; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Glen Ridge that the within exception application of Frank Juliano is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to the applicant, Borough Administrator, Borough Council, Borough Clerk, Borough Engineer and Construction Code Official.

**Public Comment**

Chair Mahoney called for public comment. No comments were made.

**Adjournment**

On motion by Mr. Bergmanson, seconded by Mr. Scott, the meeting was adjourned.

Respectfully submitted,

Michael P. Zichelli, AICP / PP  
Secretary