

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE
BOARD OF ADJUSTMENT HELD IN THE MUNICIPAL BUILDING
FEBRUARY 8, 2018**

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
Bergmanson
Johnson
Krien
Scott

Secretary Zichelli
Trembulak, Esq.

ABSENT: Ashenfelter, Vice Chair
Berger
Mohan
Seeman

Adoption of the January 11, 2018 Minutes

On motion by Mr. Bergmanson, seconded by Mr. Scott, the Minutes of the January 11, 2018 meeting were adopted, Mr. Krien and Mr. Johnson abstaining.

Allen Sista

34 Sommer Avenue

Chair Mahoney called for the application. Mr. Allen Sista, homeowner, appeared before the Board and was sworn. Marked for identification were the following:

- A-1 Property Survey prepared by Pinpoint Land Surveying, Inc., dated January 9, 2003 with the air conditioning unit drawn on by the Applicant.
- A-2 Six photographs of the property in question.
- A-3 Comfortmaker Submittal Data, dated November 22, 2017.

The homeowner described his proposal to install central air conditioning into his single-family home. He described the house and the site along with the surrounding properties. He stated that due to the configuration of the site, there is no reasonable location where the air conditioner condensing units can be placed within the code on the property. The homeowner stated that the driveway utilizes the entire side yard to the east. Mr. Sista further stated that

there is a doorway and basement window precluding the placement of the units in the rear yard. The westerly side yard was described to the Board. He stated that the house is only 3.81 feet from the side property line. The homeowner reviewed his proposal to set the units in the westerly side yard and that they would have a setback of .44 feet from the side property line. He further stated that the neighbor has a six foot fence and garage immediately adjacent to the location in question. The photographs in Exhibit A-2 were reviewed. Due to the proximity to the adjoining properties, Mr. Sista further stated that sound shields will be installed into the condensing units to dampen the noise created.

Members of the Board asked for further details regarding the property, the means of egress and the surrounding structures.

Chair Mahoney called for public questions and comments. No questions or comments were made.

After some discussion, on motion by Mr. Bergmanson, seconded by Mr. Johnson, the application was unanimously approved subject to the following conditions:

1. A sound shield must be installed on each condenser.
2. The condensers must meet or exceed the sound ordinance.

Public Comment

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

Adjournment

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

Respectfully submitted,

Michael P. Zichelli, AICP / PP
Secretary