

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE  
BOARD OF ADJUSTMENT HELD IN THE MUNICIPAL BUILDING  
FEBRUARY 21, 2019**

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**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  
Ashenfelter, Vice Chair  
Berger  
Bergmanson  
Johnson  
Krien  
Scott  
Seeman  
Secretary Zichelli

ABSENT: Trembulak, Esq.

**Adoption of the January 10, 2019 Minutes**

On motion by Mr. Bergmanson, seconded by Mr. Seeman, the Minutes of the January 10, 2019 meeting were adopted, Vice Chair Ashenfelter and Mr. Krien abstaining.

**Benjamin & Elizabeth Bowman  
118 Essex Avenue**

Chair Mahoney called for the application. Elizabeth Bowman, homeowner, and Mark Wright, project architect, appeared before the Board and they were both sworn. The homeowner stated she would like to expand the house in the rear and reconfigure the kitchen.

Mr. Wright then described the history of the home. He stated it was built in the 1930's. The architect then reviewed the proposal to demolish the one-story rear portion of the house and construct a new larger one-story addition. He stated that the new addition will follow the current nonconforming legal setback of the home of 3.7 feet. Mr. Wright then review the size of the addition and the impact of the new structure on the surrounding properties. He reiterated that the new addition will be no closer to the side property line than the existing home.

Members of the Board asked the architect to review the size of the addition and the amount of structure that will violate the setback requirements.

Chair Mahoney opened the meeting to public comment and questions regarding this case. None were made.

After further discussion, on motion by Mr. Bergmanson, seconded by Ms. Berger, the application was unanimously approved as submitted.

**Public Comment**

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

**Adjournment**

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

Respectfully submitted,

Michael P. Zichelli, AICP / PP  
Secretary