

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE  
BOARD OF ADJUSTMENT HELD IN THE MUNICIPAL BUILDING  
APRIL 11, 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  
Bergmanson  
Johnson  
Krien  
Seeman

Secretary Zichelli

ABSENT: Ashenfelter, Vice Chair  
Berger  
Scott

Trembulak, Esq.

**Adoption of the February 21, 2019 Minutes**

On motion by Mr. Bergmanson, seconded by Mr. Johnson, the Minutes of the February 21, 2019 meeting were adopted.

**Adoption of the Memorializing Resolution of  
Benjamin & Elizabeth Bowman  
118 Essex Avenue**

On motion by Seeman, seconded by Mr. Krien the following Memorializing Resolution was unanimously adopted:

WHEREAS, Benjamin & Elizabeth Bowman, owners of property commonly known as 118 Essex Avenue, 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 17.12.030.G2 in that the addition will violate the rear yard setback requirement. The property is located in the R-3 Zone and is designated as lot 16 in block 102 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 January 16, 2019; and

WHEREAS, this matter came on to be heard at a meeting of the Board of Adjustment held on February 21, 2019 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 50' by 200' and contains a single-family dwelling and detached garage.

2. The applicants' proposal is to demolish the existing rear deck and one-story rear section of the house and construct a one story addition and rear stoop onto the single family structure. A 3.7' side yard setback will be provided where a four foot side yard setback is required.

3. The existing house has a legal nonconforming side yard setback of 3.7 feet and the proposed addition will follow the plane of the structure.

4. 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.

5. The applicants also demonstrated that the proposal will not detract from the light and open space or negatively impact the adjoining properties.

6. The proposal has received review and approval by the Glen Ridge Historic Preservation Commission on January 9, 2019 and the proposal is consistent with the plans and specifications presented by the applicant.

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 Benjamin & Elizabeth Bowman is hereby approved.

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.

**Application of  
451 Orange Road, LLC  
451½ & 451 Orange Road**

Chair Mahoney called for the application. Mr. Zichelli read a letter from the attorney for the applicant requesting a continuation to the May 9, 2019 meeting. Mr. Zichelli stated for the record that the application will be continued to the May 9, 2019 meeting and that no further notice will be provided.

**Application of  
Wayne Naylor and Joanne Fitzgerald  
279 Linden Avenue**

Chair Mahoney called for the application. Mr. Wayne Naylor, homeowner, appeared before the Board and was sworn. The homeowner stated that he lives at the corner of Linden Avenue and Evergreen Court and is seeking approval to install a central air conditioning condenser unit in his front yard facing Evergreen Court. He stated that a variance is required in that no detached accessory structure shall be located within a front yard of the lot. He stated that the condenser will be 18.7 feet from the front property line at Evergreen Court.

Marked for identification were the following:

- A-1 Property Survey
- A-2 Photographs of the Property in Question
- A-2 Sound Specifications

Mr. Naylor reviewed the surrounding properties. He then walked the Board members through alternative locations that are conforming but would have a greater negative visual impact. He then described the proposed location that would require a variance. He described the landscaping and the minimal impact the unit would have on the surrounding properties.

Members of the Board asked the applicant to review the landscaping and proximity of adjacent homes.

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

The members of the Board discussed the application. On motion by Mr. Bergmanson, seconded by Mr. Johnson, the application was unanimously approved subject to the following condition:

1. The applicant shall maintain evergreen shrubbery around the condenser.

**Public Comment**

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

**Adjournment**

On motion by Ms. Berger, seconded by Mr. Krien, the meeting was adjourned.

Respectfully submitted,

Michael P. Zichelli, AICP / PP  
Secretary