

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE
BOARD OF ADJUSTMENT HELD IN THE MUNICIPAL BUILDING
JUNE 9, 2016**

Open Public Meeting Act & Roll Call

Mr. Zichelli called the meeting to order at 8:00 p.m. and read the Sunshine Act Notice.

Mr. Zichelli called the roll.

PRESENT: Mahoney, Chair
Ashenfelter, Vice Chair
Bergmanson
Johnson
Mohan
Krien
Seeman

Zichelli, Secretary

ABSENT: Berger
Scott

Adoption of the January 14, 2016 Minutes

On motion by Mr. Johnson, seconded by Mr. Seeman, the Minutes of the January 14, 2016 meeting were unanimously adopted.

**Michael Pensak
134 Ridgewood Avenue**

Chair Mahoney called for the application. Mr. Michael Pensak, homeowner, appeared before the Board and was sworn. Mr. Pensak described his single family home located at the corner of Ridgewood Avenue and Washington Street. He stated that he is seeking approval to expand his single family home and that a variance is requested from **Glen Ridge Codes Section 17.12.020.G.3** in that the addition will be setback 23.83 feet from the rear yard where a 25 foot setback is required and a variance is also requested from **Glen Ridge Code Section 17.12.020.G.1** in that the addition will be setback 35 feet from the Washington Street front yard and a 40 foot setback is required.

Marked for identification were the following:

- A-1 Application.
- A-2 Drawings prepared by Andrew Podberezniak, R.A. revision dated April 18, 2016, three sheets.
- A-3 Photographs of the site and streetscape taken by the applicant.

The homeowner stated that the structure is located to the rear of the corner property making it difficult to expand the home in any direction that does not require a variance. He reviewed the site plan and floor plans for the proposed addition. Mr. Pensak stated that due to the topography of the site the expansion of the garage will have little effect on the adjoining property.

Chair Mahoney called for public questions and comments. None were made.

The members of the Board asked the applicant to clarify some of the design details and review the landscaping on the site.

After some discussion, on motion by Mr. Johnson, seconded by Vice Chair Ashenfelter, the application was unanimously approved.

Adjournment

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

Respectfully submitted,

Michael P. Zichelli, AICP / PP
Secretary