

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE  
BOARD OF ADJUSTMENT HELD IN THE MUNICIPAL BUILDING  
JUNE 11, 2015**

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**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  
Berger  
Johnson  
Krien  
Scott  
Seeman

Zichelli, Secretary

ABSENT: Bergmanson  
Napoli

**Adoption of the January 8, 2015 Minutes**

On motion by Vice Chair Ashenfelter, seconded by Mr. Seeman, the Minutes of the January 8, 2015 meeting were adopted, members Berger and Johnson abstaining.

**Jonathan Jeffer  
29 Hillside Avenue**

Chair Mahoney called for the application. Mr. Jacob Solomon, architect, appeared before the Board and was sworn. Mr. Solomon stated that the applicant is seeking approval to construct an addition and front porch on to the existing single family home located at 29 Hillside Avenue. He stated that the property is located at the corner of Hillside Avenue and Washington Street. The architect stated that one of the goals of the project is construct an addition onto the home that will make the structure visually compatible with the surrounding houses. Marked for identification were the following:

- A-1 Architectural drawing, prepared by JSA, LLC, dated March 16, 2015
- A-2 Photo rendering of proposed project, prepared by JSA, LLC

Mr. Solomon stated that the proposed project has received review and approval from the Glen Ridge Historic Preservation Commission. He then reviewed the setbacks of the addition, the materials proposed, and described the impact on the streetscape and surrounding properties. The architect stated that only ten square feet of the overall project will not be in conformance with the twenty five foot front yard setback requirement. A small

portion of the proposed covered porch will have a setback of twenty-two feet from Hillside Avenue. Mr. Solomon stated that the impacts on the streetscape are negligible and the improvement of the appearance of the building will out way any impacts.

Mr. Jonathan Jeffer, homeowner, appeared before the Board and was sworn. He stated that the project will make the split level home more visually compatible with the surrounding homes. He further stated that he has discussed this project with his neighbors.

The applicant concluded the presentation.

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

The members of the Board discussed the application. On motion by Vice Chair Ashenfelter, seconded by Mr. Johnson, the application was unanimously approved.

**Adjournment**

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

Respectfully submitted,

Michael P. Zichelli, AICP / PP  
Secretary