

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE
BOARD OF ADJUSTMENT HELD IN THE MUNICIPAL BUILDING
JULY 9, 2015**

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
Scott
Seeman

Zichelli, Secretary

ABSENT: Berger
Krien
Johnson

Adoption of the June 11, 2015 Minutes

On motion by Vice Chair Ashenfelter, seconded by Mr. Seeman, the Minutes of the June 11, 2015 meeting were adopted, Mr. Bergmanson abstaining.

Adoption of the Memorializing Resolution

**Jonathan Jeffer
29 Hillside Avenue**

On motion by Mr. Seeman, seconded by Vice Chair Ashenfelter, the following Memorializing Resolution was adopted, Mr. Bergmanson abstaining:

WHEREAS, Johnathan Jeffer, owner of property located at 29 Hillside Avenue and designated as Block 43 Lot 28 on the Glen Ridge Borough Tax Maps, filed an application with the Board of Adjustment of the Borough of Glen Ridge for a variance required to construct a proposed addition to the existing single-family dwelling on the property; and

WHEREAS, the applicant applied for a variances in connection with the proposed building addition. A variance is requested from Glen Ridge Code Section 17.12.030.G to permit a front yard setback of 22.0 feet whereas the ordinance requires a 25-foot minimum setback (except where there are existing buildings on the same side of the street in which case the required setback is the average of the depths of the front yards of the buildings on the same side of the street);

WHEREAS, the applicant submitted architectural drawings prepared by JSA, LLC, dated March 16, 2015; and

WHEREAS, the Board of Adjustment conducted a public hearing on this application at its regular meeting on June 11, 2015, at which time it was established that legal notice of this application had

been properly published and that property owners within 200 feet of the subject property had been served with notice of this application; and

WHEREAS, the Board of Adjustment carefully reviewed and considered the applicant's plans, and the testimony and other evidence presented in connection with this application, and made the following findings of fact:

1. The subject property is located in the R-3 Zoning District. Single-family dwellings are the principal permitted use in this zone. The property contains a single-family home. The property is located on the corner of Hillside Avenue and Washington Street. The property has two front yards.

2. The applicant proposes to renovate and upgrade the house, including exterior renovations, second story addition and front porch. The proposed project has been reviewed and approved by the Glen Ridge Historic Preservation Commission on April 1, 2015.

3. The existing house is currently set back approximately 32.84 feet from Hillside Avenue. Pursuant to Code Section 17.12.030.G.1, a 25 foot front yard setback is required. The proposed building renovations will result in a front yard setback of 22 feet whereas 25 feet is required; thus, a variance is required.

4. The proposed project will create a visually compatible structure with the surrounding building and the impact of the front yard setback will be de minimis.

5. Based on its consideration of the applicant's plans, the testimony presented by the applicants and other witnesses, and the Board's familiarity with the subject property and the surrounding neighborhood, the Board finds that the purposes of zoning would be advanced by granting the variances requested and that the benefits of the deviations would substantially outweigh any detriments.

6. With respect to the front yard variance, the impacts of the additional encroachments into the required front yard caused by the addition are minimal and are offset and outweighed by the benefits flowing from the substantial visual and aesthetic improvements to the house. The proposed renovations represent a substantial visual and architectural enhancement to the property, thus promoting a desirable visual environment pursuant to N.J.S.A. 40:55D-2.i and the establishment of appropriate population densities pursuant to N.J.S.A. 40:55D-2.e. The variance also promotes the general welfare of the community by encouraging the appropriate use and development of land. N.J.S.A. 40:55D-2.a.

WHEREAS, based on the aforementioned findings, the Board concluded that the applicant proved that the purposes of the Municipal Land Use Law will be advanced by the requested deviations from the zoning ordinance requirements and that the benefits of such deviations will substantially outweigh any detriment and will not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance pursuant to N.J.S.A. 40:55D-70c(2).

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Glen Ridge that the within application of Jonathan Jeffer for the aforementioned variance from Glen Ridge Code Section 17.12.030.G.1 be and is hereby approved subject to the following conditions:

1. The building additions shall be constructed in strict accordance with the architectural drawings prepared by JSA, LLC, dated March 16, 2015,

2. The applicants shall comply with the approval from the Glen Ridge Historic Preservation Commission.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted to the applicant, the Borough Council, the Borough Engineer, the Borough Tax Assessor and the Construction Official.

**Mark and Ellen Keefe
307 Ridgewood Avenue**

Chair Mahoney called for the application. Mr. Mark Keefe, homeowner, appeared before the Board and was sworn.

Mr. Keefe stated that the subject property is located on the corner of Ridgewood Avenue and Osborne Street. He reviewed his proposal to erect a six foot fence in the area along Osborne Street to replace their existing four-foot fence. A variance is requested from Glen Ridge Code Section 17.20.60 in that they propose to build a fence in the front yard that will measure more than four feet from the finished grade.

Marked for identification was the following:

- A-1 Property Survey prepared by Caulfield Associates, LLP, Professional Land Surveyors, dated May 7, 2014, with fence location hand drawn.
- A-2 Photographs of site
- A-3 Images of proposed fence

Mr. Keefe described the irregularly shaped lot that projects out towards Osborne Street. The homeowner described the proposed location of the fence and its impact on the surrounding properties. He stated that a railroad right of way is across from his property facing Osborne Street. He then reviewed the proposed style of fence. Mr. Keefe stated that he will landscape the land between the public sidewalk and the fence. He further stated that the proposed fence will not impede the sight lines of a driver.

The Chair called for public questions or comments and none were made.

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

1. The fence shall be constructed using the "Utah" style fence panels.
2. A vegetative screening shall be installed within six months of the installation of the fence.

Adjournment

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

Respectfully submitted,

Michael P. Zichelli, AICP / PP
Secretary