

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE
BOARD OF ADJUSTMENT HELD IN THE MUNICIPAL BUILDING
JULY 12, 2018**

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
Krien
Scott

Secretary Zichelli
Trembulak, Esq.

ABSENT: Bergmanson
Johnson
Mohan
Seeman

Adoption of the March 8, 2018 Minutes

On motion by Vice Chair Ashenfelter, seconded by Mr. Berger, the Minutes of the March 8, 2018 meeting were adopted, members Krien and Scott abstaining.

**Adoption of the Memorializing Resolution of
Howard Stuart & Jessica Leiken
10 Victor Avenue**

On motion by Ms. Berger, seconded by Chair Mahoney, the following Resolution was adopted, members Krien and Scott abstaining:

WHEREAS, Howard Stuart & Jessica Leiken, owners of property located at 10 Victor Avenue in the Borough of Glen Ridge, and designated as Block 8, Lot 56 on the Glen Ridge Borough Tax Maps, filed an application with the Board of Adjustment of the Borough of Glen Ridge to construct an addition onto their single family house; and

WHEREAS, the applicant submitted a packet of nine sheets of drawings prepared by Wright & Robinson Architects, dated February 6, 2018; and

WHEREAS, the Board of Adjustment conducted a public hearing on this application at a regular meeting on March 8, 2018 at which time it was established that notice of this

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

WHEREAS, the Board carefully reviewed and considered the applicants' plans and the testimony and other evidence presented by the applicant, and made the following findings of fact:

1. The property is located in the R-3 Single-Family Residential Zone and contains a single-family dwelling.
2. **Glen Ridge Code Section 17.12.030.G.2** is requires that the new addition have a four foot setback from the side property line and the applicants are proposing a 3.81 side yard setback.
3. The house is currently setback 3.81 feet from the westerly side property line. This is a pre-existing legal nonconforming condition.
4. All other bulk requirements will be met.
5. The proposal has been reviewed and approved by the Glen Ridge Historic Preservation Commission at their December 6, 2017 meeting.
6. The placement of the addition will be consistent with the architectural character of the structure and will not have a negative impact on adjoining properties light, air and open space, nor a negative impact on the streetscape.

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 variances 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 N.J.S.A. 40:55D-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 variances 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 N.J.S.A. 40:55D-70C(2); and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Adjustment of the Borough of Glen Ridge that the within application of Howard Stuart & Jessica Leiken to construct an addition onto their single family home install two is hereby granted.

BE IT FURTHER RESOLVED that a true copy of this Resolution be transmitted to the applicants, the Borough Administrator, the Borough Clerk, the Borough Engineer and the Construction Code Official.

Polly & Marc Murphy
20 Hillcrest Road

Chair Mahoney called for the application. Polly and Marc Murphy appeared before the Board and were sworn. They stated that they wanted to construct a one-story addition onto the rear of their home to accommodate a mudroom.

Karin Robinson, project architect, appeared before the Board and was sworn. She stated that the applicant is seeking approval to construct an addition onto their single-family home. Ms. Robinson stated that the addition will violate the rear yard setback requirement of 25 feet and only have a 21.4 foot setback.

Marked for identification were the following:

- A-1 Seven sheets of drawings prepared by Wright & Robinson Architects, dated June 12, 2018.
- A-2 Ten photographs of the property taken by the architect.

The project architect described the site. She stated that the house is set back from the front of the property. She then described the surrounding properties. The architect stated that the rear yard property owner is the Board of Education. The size and scale of the addition was reviewed. The area of the addition that violated the setback requirement was described.

Ms. Robinson stated that the project was reviewed and approved by the Glen Ridge Historic Preservation Commission.

Members of the Board asked the architect to review the setbacks of the addition and the impact on the surrounding properties.

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

The members of the Board discussed the application and on motion by Vice Chair Ashenfelter, seconded by Mr. Scott, the application was unanimously approved.

Frank Juliano
37 Madison Street

Chair Mahoney called for the application.

Mr. Frank Juliano, homeowner, appeared before the Board and was sworn. He stated that he is seeking an exception^[MPZ1] from the driveway ordinance that permits a maximum width of twelve feet. HE stated he would like to install a sixteen-foot-wide apron.

Marked for identification were the following:

- A-1 Plot Plan.
- A-2 Six photographs of the site taken by the homeowner.

Mr. Juliano stated that he lives on a corner property and seeks to accommodate two vehicles on his lot. He stated that due to the configuration of the lot and where his detached garage sits on the property it is difficult to accommodate the second car elsewhere on the lot. The homeowner stated that a wider driveway apron will allow him to accommodate both vehicles. He reviewed the plot plan and photographs of the site and the surrounding properties. He then stated that on the Chapman Place side of the property there are no other driveways and his proposal will not conflict with the other property owner on his side of Chapman Place.

Members of the Board asked the homeowner to review the dimensions of the driveway and the proposed apron.

On motion by Vice Chair Ashenfelter, seconded by Ms. Berger, the exception was unanimously granted.

Public Comment

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

Adjournment

On motion by Ms. Berger, seconded by Vice Chair Ashenfelter, the meeting was adjourned.

Respectfully submitted,

Michael P. Zichelli, AICP / PP
Secretary