

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE  
BOARD OF ADJUSTMENT HELD IN THE MUNICIPAL BUILDING  
OCTOBER 12, 2017**

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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  
Bergmanson  
Krien  
Scott  
Seeman

Secretary Zichelli  
Trembulak, Esq.

ABSENT: Berger  
Johnson  
Mohan

**Adoption of the January 12, 2017 Minutes**

On motion by Mr. Seeman, seconded by Mr. Scott, the Minutes of the January 12, 2017 meeting were adopted, Mr. Krien abstaining.

**Jeffery D. Peyser**

**197 Ridgewood Avenue**

Chair Mahoney called for the application.

William Fried, Esq. appeared on behalf of the applicant. He stated that the applicant proposes to construct a fence in their front yard. He further stated that the lot is on the corner of Ridgewood Avenue and Clark Street and by definition, corner lots have two front yards. The attorney stated that the applicant proposes to erect a six foot fence in the area along Clark Street. Mr. Fried stated that a variance is requested from Glen Ridge Code Section 17.20.60 in that the applicant proposes to build a fence in the front yard that will measure more than four feet from the finished grade.

Mrs. Lucia Peyser of 197 Ridgewood Avenue appeared before the Board and was sworn. She stated that their property is directly across the street from the church and that the house of worship is used everyday for a variety of uses. She further described the high school that

sits across from their property and she stated that the building generates traffic, both pedestrian and vehicular. She stated that as homeowners, they have renovated the structure and would like to create more privacy in the back yard.

Marked for identification were the following:

- A-1 Property survey prepared by Morgan Engineering, LLC, dated May 16, 2013 with the location of the fence drawn on by the owner.
- A-2 Pictures of the site.
- A-3 Picture of the proposed fence.

Mrs. Peyser then describe the proposed six foot wooden fence.

Members of the Board asked Mrs. Peyser to describe the exact location of the six foot wood fence and to review the other fencing surrounding the property. Members additionally asked Mrs. Peyser to review the landscaping in the rear area of the property.

Mr. Jeffery Peyser of 197 Ridgewood Avenue appeared before the Board and was sworn. He stated that they moved into the house four years ago and that the neighbors to the north recently installed a fence along the side of their property. He described the style of fence proposed and stated that due to the unique location of the property, there would be no negative effect of installing a six foot tall fence.

Members of the Board asked Mr. Peyser if he considered a hedge versus a structure.

Chair Mahoney called for public questions and comments.

Mr. Chris Layteve of 111 Clark Street appeared before the Board and was sworn. He stated his concerns regarding the aesthetics of such a long run of fence in the front yard of the property. He further stated that the proposal would not be visually compatible with the surrounding properties.

Chair Mahoney closed the public comment and question portion of the meeting and asked Mr. Fried to summarize the application.

Mr. Fried stated that due to the unique location of the property and the surrounding land uses including the church and school and the high volume of traffic and parking that a variance can be granted for the property.

The Board members began the discussion the application and stated their concerns regarding the length of the amount of fence requested.

Mr. Fried stated that the applicant requests to withdraw their applicant.

The Chair, with the consent of the Board granted the withdrawal.

**Public Comment**

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

**Adjournment**

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

Respectfully submitted,

Michael P. Zichelli, AICP / PP  
Secretary