

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE
BOARD OF ADJUSTMENT HELD IN THE MUNICIPAL BUILDING
NOVEMBER 10, 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
Berger
Bergmanson
Johnson
Mohan
Krien
Scott

Trembulak, Attorney
Zichelli, Secretary

ABSENT: Seeman

Adoption of the October 13, 2016 Minutes

On motion by Vice Chair Ashenfelter, seconded by Mr. Scott, the Minutes of the October 13, 2016 meeting were adopted, Ms. Berger abstaining.

**Vincent Cusumano
297 Ridgewood Avenue**

Chair Mahoney called for the continuation of the application. Vincent and Mary Ellen Cusumano, homeowners, re-appeared before the Board. The applicants submitted the following:

- A-4 Revised site plan prepared by Vincent Cusumano Architect,
revision dated October 27, 2014
- A-5 Boundary Survey, prepared by Pronesti Surveying, Inc. dated July 15, 2016.

Mr. Cusumano described the existing setbacks on the site. He reviewed the zoning code and his interpretation of the rear yard setback requirement. It was clarified by the Board members that regardless on how the code is interpreted, a rear yard setback variance is still required for the proposed addition.

Mr. Cusumano then reviewed the variances required and stated that the project will have a minimal impact on the surrounding properties. He further stated that the property is unique in

its shape and the location of the existing house on the property makes it difficult to construct a conforming addition.

Mr. Edward Ross of 27 Wildwood Terrace appeared before the Board and stated his concerns regarding the setbacks and the mass of the addition. He then stated his concerns regarding the visual impact of the addition on his property.

Members of the Board asked the applicants to review what portions of the addition would be visible from the adjoining properties. The applicants further described what portions of the addition will be open deck area and what portions are enclosed.

Chair Mahoney asked the neighbors at 27 Wildwood Terrace if there were any mitigating items that could be made to make the plans more palatable.

Mr. Ross request a brief adjournment.

The Board took a brief recess.

The Board reconvene and Mr. Zichelli called the role.

Mr. Ross stated that upon review and the comments of the Board, they trust the Board of Adjustment members' judgment regarding the application.

The applicants summarized their proposal. Mr. Cusumano stated that the kitchen is small in size and needs to be modernized. He stated that the existing structure is already nonconforming and that the proposal will have a minimal impact on the surrounding properties. He additional stated that the design is in harmony with the existing structure and the streetscape and that the existing landscaping will provide a significant buffer between the adjoining properties.

The Board discussed the application. On motion by Vice Chair Ashenfelter, seconded by Mr. Scott, the application was unanimously approved subject to the following conditions:

1. The existing landscape buffer shall be supplemented with additional evergreen plants that will grow to an approximate height of twelve feet. The plant selection and location shall be reviewed and approved by the Borough Forester.
2. If any additional lighting is provided, it shall be downward facing or be installed in a matter so that the lighting is facing away from the adjoining structures and pointing towards the property in question.

Bart DeGregorio & Trisha Krusman
69 Woodland Avenue

Chair Mahoney called for the application. Trisha Krusman, owner, appeared before the Board and was sworn. She stated that they are seeking a variance for the construction of a masonry cooking structure in their rear yard.

Mr. Zichelli reviewed the code requirements. **Glen Ridge Code 17.20.020.B** states that any detached accessory building within ten feet of the principal building or in the side yard of the principal building shall not be closer to a side lot line than the width of the side yard required on that side for said principal building. The proposed structure will be within ten feet of the primary structure. Mr. Zichelli stated that a variance is requested from **Glen Ridge Code Section 17.12.020.G.2** in that a side yard setback of six feet is required and only six inches is provided.

Matthew DeLuca, contractor, appeared before the Board and was sworn. He reviewed the proposed outdoor cooking structure. He stated that the masonry structure will be 48" tall and will have a gas line to feed the integrated grill. The contractor then reviewed the proposed location of the structure and reviewed why alternate locations on the site will not work. The contractor additionally stated that the fence on the eastern property line will be replaced as part of this project.

The members of the Board asked the contractor to describe the safety features of the gas line. They further asked for more information regarding the fire safety and combustibility of surrounding objects and structures.

After some discussion, on motion by Mr. Bergmanson, seconded by Mr. Johnson, the application was unanimously approved subject to the condition that the structure be setback a minimum of twelve inches from the eastern property line.

Public Comment

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

Adjournment

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

Respectfully submitted,

Michael P. Zichelli, AICP / PP
Secretary