

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE
BOARD OF ADJUSTMENT HELD VIA VIDEO CONFERENCE
JUNE 10, 2021**

Open Public Meeting Act & Roll Call

Mr. Mahoney called the meeting to order at 7:30 p.m. Mr. DeLine read the Sunshine Act Notice.

Mr. Zichelli called the roll.

PRESENT: Mahoney, Chair
Bergmanson, Vice-Chair
Krien
Scott
Sprong
DeLine. Sec.

ABSENT: Berger
Johnson
Seeman
Trembulak, Esq.

Welcome Members

Chair Mahoney welcomed everyone to the meeting.

Adoption of Minutes – January 14th, 2021

On motion by Mr. Bergmanson, and seconded by Mr. Krien, the minutes of January 14, 2021 were adopted. Mr. Sprong abstained.

**Resolution of Approval
Kevin & Anne Marie Bogle
372 Ridgewood Avenue**

On motion by Mr. Scott, and seconded by Krien, the Resolution of Approval for 372 Ridgewood Avenue was adopted. Mr. Sprong abstained.

**Application of
Conan and Irene Ward
43 Ridgewood Ave**

Chair Mahoney called for the application.

Mr. Jason Kruezer, architect for the applicant, was sworn in and presented the application. The application was for the rear yard setback for the demotion of an existing non-weatherized

sunporch on their existing home, and an expansion of enclosed space on the first floor of the existing structure. The required setback is 25 feet and 21 feet, and 5 inches is proposed Mr. Kruzer detailed the set of plans, marked as Exhibit A1, and noted the proposed expansion would be visible from the side yard along Carteret St. The application had been approved by the HPC. There were no questions from the board members.

Chair Mahoney called for public comment. Mr. Stephen Hanley, located at 56 Hawthorne Avenue, remarked the Area Plan on Page A-0 of Exhibit A1 did not reflect an area adjacent to his property that the town had provided him during a disagreement of tree responsibility on Mr. Hanley's property. Mr. Kruezer testified this map is to show the properties within 200' of the application and not to propose an accuracy of lot line data. It was determined by the Board the Survey on Page A-0 was accurate and acceptable and most relevant to the application.

On motion by Mr. Krien, seconded by Mr. Scott, the Board voted to approve the rear yard setback variance. Mahoney, Berger, Bergmanson, Scott, Krien, and Sprong voted Yes.

Public Comment

Chair Mahoney called for public comment. No comments were made. The board discussed moving to in person meetings and it was agreed the next meeting would be in person.

Adjournment

On motion by Mr. Bergmanson, seconded by Mr. Scott, the meeting was adjourned.

Respectfully submitted,

Erik I DeLine, AICP / PP
Secretary