

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE  
BOARD OF ADJUSTMENT  
BOROUGH COUNCIL CHAMBERS  
NOVEMBER 11, 2021**

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**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. DeLine called the roll.

PRESENT: Mahoney, Chair  
Bergmanson, Vice-Chair  
Payne  
Seeman  
Sprong  
DeLine, Sec.

ABSENT: Berger  
Johnson  
Krien  
Scott

**Welcome Members**

Chair Mahoney welcomed everyone to the meeting.

**Adoption of Minutes – September 9, 2021**

On motion by Mr. Bergmanson, and seconded by Mr. Seeman, the minutes of September 9, 2021 were adopted.

**Application of  
Pierre Van Wayenberge  
276 Ridgewood Ave**

Mr. Van Wayenberge was sworn into the meeting. Mr. Van Wayenberge began by describing the existing conditions along the side of the property fronting Rudd Court, with a hemlock hedge and a four-foot chain link fence. The hedge will be maintained, but is concerned with privacy, safety, and aesthetics when considering a fence. Mr. Van Wayenberge discussed feedback from his neighbors with his originally proposed 6-foot wooden fence and was leaning towards a 5- to 6-foot wrought-iron fence instead.

Chair Mahoney clarified the application is for a 6-foot fence, and Mr. Van Wayenberge replied that was correct, and he was open to the kind of fence material the Board preferred. Mr. Sprong discussed the visibility considerations and asked about other design consideration for the

fence, including putting the fence on the other side of the hedge row, noting the side yard of the property's length along Rudd Court. Mr. Van Wayenberge was not sure how having the fence on the inside would affect the existing pool equipment. Mr. Sprong also asked about shortening the length of fence to just include the pool area. The applicant responded it could be considered. Chair Mahoney asked about security if that would occur and whether would potentially open the rest of the property to being accessible. Mr. Sprong made comments regarding how other parts of the fence could be configured. Mr. Van Wayneberge also commented he could consider converting the 90-degree angles of the fence to 45-degrees at either end for improved visibility, particularly at his rear neighbor's driveway.

Chair Mahoney expressed concern on the uncertainty of what the project is now actually proposing. Vice-Chair Bergmanson stated the Board should not vote until they saw a final design, but also the applicant has not met the required reasons for the requested bulk variance. There must be either be a showing of unusual conditions or a balancing of the positives and negatives to the Borough, noting the Board has been very tough of approving 6-foot fences in the front yard in the past.

Chair Mahoney opened the hearing to the public. Several members of the public spoke about their concerns of the potential effect of the length of a six-foot wooden fence on safety and aesthetics of Rudd Court because of the geometric configuration of the street, and the current more natural look, noting this is one of the reasons why you see very few six-foot fences facing the street in Glen Ridge. One resident noted the concern of his ability in backing out of his driveway and visibility to the street. Another resident expressed concerns for personal safety as a pedestrian along this stretch of Rudd Court and the potential impacts of the aesthetics for other property owners.

The Board and Mr. Van Wayenberge discussed how he could choose to proceed with the application. Mr. Van Wayenberge he would take the Board's advice into consideration and return at the subsequent meeting on December 9<sup>th</sup>, 2021. On motion by Chair Mahoney, and seconded by Mr. Bergmanson, the application was carried to the December meeting without additional notice.

### **Adjournment**

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

Respectfully submitted,

Erik I DeLine, AICP / PP  
Secretary