

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE  
BOARD OF ADJUSTMENT HELD VIA VIDEO CONFERENCE  
FEBRUARY 10, 2022**

---

**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  
Bergmanson  
Berger  
Johnson  
Scott  
Payne  
DeLine. Sec.

ABSENT: Krien  
Seeman  
Sprong  
Trembulak, Esq.

**Adoption of Minutes of January 13, 2021**

On motion by Mr. Bergmanson, seconded by Mr. Scott, the Minutes of the January 10, 2022 as amended meeting were adopted. Ms. Berger abstained.

**Application 22-02**

Application of LeighAnn and Matt Tulleson  
10 Wildwood Terrace (Block 86, Lot 19)  
Minimum Front Yard Setback

Chair Mahoney called for the application. The plans submitted by Daniel Kopec, Architect, was marked into exhibit. Mr. Kopec was sworn into the meeting.

Mr. Kopec reviewed the site conditions, noting that the side yard of the property fronted onto High Street, and depicted the permissible building envelope based on the zoning code on the plans. Mr. Kopec indicated they were seeking a hardship variance due to the undersized lot and the exceptional narrowness of the lot.

Mr. Kopec described the below satisfactory building conditions and how the project would improve living space by adding a new two-story addition. In addition, Mr. Kopec noted the project was approved by the HPC. Mr. Kopec reviewed the dimensions of the proposed expansion.

Mr. Johnson asked about where the 3.3-foot setback was measured to, and Mr. Kopec responded it is to the property line. There was discussion of the extension relative to the adjacent property.

Mr. Berger asked about the possible installation of air conditioning. The Tullasons were sworn into the meeting. LeighAnn Tulleson responded stating the planned to add split units to the east side of the house, on the property line shared with 6 Wildwood Terrace.

On motion by Mr. Johnson, seconded by Ms. Berger, the application was unanimously approved.

**Public Comment**

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

**Adjournment**

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

Respectfully submitted,

Erik I DeLine, AICP / PP  
Secretary