

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE
BOARD OF ADJUSTMENT HELD IN THE COUNCIL CHAMBERS
JULY 17, 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
Johnson
Krien
Scott
Payne
Sprong
DeLine. Sec.

ABSENT:
Berger
Bergmanson
Seeman
Trembulak, Esq

Adoption of Minutes of February 10, 2022

On motion by Mr. Johnson, seconded by Mr. Scott, the Minutes of the February 10, 2022 were adopted. Mr. Krien and Mr. Sprong abstained.

Application 22-03

Application of Jason Sun and Alice Huang
38 Clinton Road (Block 104, Lot 18)
Minimum Front Yard Setback

Chair Mahoney called for the application. Mr. Sun was sworn. He described the property and how the front yard porch had been damaged in a previous storm and the reasons for the need to rebuild it in a different manner than what had previously existed. He noted the previous front porch was out of conformance from front yard setback requirements. Referencing plans submitted with the application, Mr. Sun described the proposed rebuild and noted the plans for same had been approved by the HPC.

Mr. Sun submitted a photo packet of front yard porches on Clinton Road, which was entered as Exhibit A1. The photos appeared to suggest that the prevailing setbacks for certain front yard porches on Clinton Road appeared out of conformance with setback requirements and

the effects of topography on the existence of the prevailing setbacks. The board asked whether Mr. Sun knew what the average setback was on his block of Clinton Road., Mr. Sun stated that he had taken measurements of certain front yard porches on his block on Clinton Road. He described how the measurements were taken and stated that they indicated that the proposed front porch was within the prevailing setback.

A discussion ensued among the members about whether and, if so, how the measurements should be considered by the Board. While it was acknowledged that Mr. Sun's measurements indicated the proposed front porch would be within the prevailing setback, it was agreed that testimony would be admitted as lay not expert testimony.

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

Public Comment

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

Adjournment

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

Respectfully submitted,

Erik I DeLine, AICP / PP
Secretary