

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE
BOARD OF ADJUSTMENT HELD IN THE COUNCIL CHAMBERS
AUGUST 10, 2023**

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
Johnson
Scott
Sprong
DeLine, Sec.
Trembulak, Esq.

ABSENT: Berger
Krien
Payne
Seeman

Adoption of Minutes of June 8, 2023

On motion by Mr. Bergmanson, seconded by Mr. Johnson, the Minutes of the June 8, 2023 meeting were adopted.

Resolution of Approval

21 Herman St

Maggie Wedemeyer & Chris Corbin

On motion by Mr. Bergmanson, seconded by Mr. Sprong, the Resolution was adopted.

Application

77-79 Glenridge Avenue

Joseph Tschudy

Chair Mahoney called for the application. Greg Mascera, the applicant's attorney began by stating the facts of the application and the history of the home. This application requires a D-1 use variance to convert the home from a 1-family dwelling to a 2-family dwelling. He stated Mr. Tschudy and a licensed professional planner would be testifying.

Mr. Tschudy was sworn in. He testified that he grew up in the home and that it had been consistently maintained as a two-family home until 2020. He also testified that he is a totally disabled veteran and, circa. 2020, he experienced financial difficulties. He applied for a loan

from the VA attempting to use the home as collateral. However, the VA would only accept the home as collateral if it were a one family home. Accordingly, he prosecuted an application with the Town to reclassify the home as a one family home so to qualify for the loan. The Town reclassified the home, and he was able to obtain a VA loan. Finally, he testified that he is making this application to have the home reclassified as a two-family home to facilitate a sale of the home. Members asked questions confirming that the layout of the home has apparently always been, and remains, a two-family home with each living unit having a separate private entrance, kitchen and living space.”

Kathryn Gregory, Professional Planner, was sworn in. She discussed the zoning and existing land uses in the R-5 zone. An exhibit showing existing neighborhood conditions was entered in Exhibit A-2. Ms. Gregory provided an analysis of non-conforming uses in R-5 zone. Ms. Gregory provided the planning proofs required for a D-1 Use Variance. No questions were posed to the planner.

Mr. Mascera provided a concluding statement. Chairman Mahoney asked for a motion. On motion by Mr. Bergmanson, seconded by Mr. Sprong, the application was unanimously approved 5-0.

Public Comment

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

Adjournment

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

Respectfully submitted,

Erik I DeLine, AICP / PP
Secretary