

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE  
BOARD OF ADJUSTMENT HELD IN THE COUNCIL CHAMBERS  
JUNE 13, 2024**

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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  
Bergmanson  
Berger  
Johnson  
Krien  
Payne  
Sprong  
Zimet  
DeLine, Sec.

ABSENT: Scott

**Adoption of Minutes of January 11, 2024**

On motion by Mr. Bergmanson, seconded by Mr. Sprong, the Minutes of the January 11, 2024 meeting were adopted. Mr. Johnson and Mr. Payne abstained.

**Application**

**370 Maolis Avenue**

**Maria and Richard Waters**

Chair Mahoney called for the application. Courtney Rombough, the applicant's architect, was sworn in. Ms. Rombough discussed with the Board the renovations taking place and the siting of the AC condensers since new central air was going on. If the condensers were placed on the opposite side of the house, they would still need a variance. The proposed location is further from the property lines, though within the front yard on the Hawthorne side.

Mr. Johnson asked whether they should consider the application on the basis of a "C-1" hardship variance. Mr. DeLine stated since there is nothing exceptional about the shape of the property, the application should be considered using the requirements of a "C-2" variance.

Mr. Mahoney asked about the existing shrubbery and what would be planted in that area. Maria Waters was sworn in. Ms. Waters stated they will add additional shrubbery to screen the condensers from the street.

Chairman Mahoney asked for a motion. On motion by Mr. Johnson, with the condition that shrubs be planted at the height of the condenser unit, and seconded by Mr. Bergmanson, the application was unanimously approved. Mr. Sprong abstained.

**Public Comment**

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

**Adjournment**

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

Respectfully submitted,

Erik I DeLine, AICP / PP  
Secretary