

**A SUMMARY OF THE MINUTES OF THE GLEN RIDGE  
BOARD OF ADJUSTMENT HELD IN THE COUNCIL CHAMBERS  
JULY 11, 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  
Berger  
Johnson  
Payne  
Sprong  
Zimet  
Scott  
DeLine, Sec.

ABSENT: Bergmanson  
Krien

**Adoption of Minutes of June 13, 2024**

On motion by Ms. Berger, seconded by Mr. Sprong, the Minutes of the June 13, 2024 meeting were adopted. Mr. Scott abstained.

**Resolution of Approval**

**370 Maolis Avenue**

**Maria and Richard Waters**

On motion by Ms. Berger, seconded by Mr. Sprong the Resolution of Approval with the changes noted was approved. Mr. Scott abstained.

**Application**

**34 Ridgewood Avenue**

**Earl Beechum**

Chair Mahoney called for the application. Javier Fuentes, the Applicant's Architect, was sworn into the meeting. Mr. Fuentes described the site and the project. Mr. DeLine clarified that the applicant is requesting a variance for the equipment that was already installed. Mr. Johnson asked as to whether there was already equipment in that location. Earl Beechum was sworn into the meeting. He described the condenser that was in another part of the yard. The Board asked for clarification on the location of the condensers on the plan.

The Board asked why the condensers weren't placed in other locations on the property. Mr. Beechum described the location of the air handlers in the house, and why that location was chosen.

Chair Mahoney opened the meeting to the public. Francis Mielach, 33 Willow Street was sworn. She thanked the Board for its comments on, and consideration of, the aesthetics of the applicant's installation. She discussed the amount of sound generated by these units and inquired about the amount of noise that would be generated with the installation of the applicant's units.

The Board discussed the difficulties associated with a consideration of an application where the proposed installation had already been made. It also discussed deferring a decision on the application pending the applicant providing the Board with information on the locations on the property that the applicant testified presented practical difficulties for an installation and, further, pending the applicant having a competent HVAC technician explore alternative locations on the property for siting the condenser units and having the technician present the results of that assessment to the Board at a subsequent meeting.

The Board inquired as to whether the applicant would consent to a deferral and agree to provide the Board at that subsequent meeting with the information being requested. The applicant consented to a deferral and associated conditions.

On motion by Chair Mahoney, seconded by Mr. Johnson, the Board voted to carry the application without additional notice to the September 12, 2024 meeting.

**Public Comment**

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

**Adjournment**

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

Respectfully submitted,

Erik I DeLine, AICP / PP  
Secretary