

**A SUMMARY OF THE MINUTES OF THE  
GLEN RIDGE PLANNING BOARD  
HELD IN THE MUNICIPAL BUILDING**

**January 17, 2018**

---

**Statement of Open Public Meetings Act & Roll Call**

The meeting was called to order at 7:30 PM and Mr. Zichelli read the Sunshine Act Notice.

The roll was called.

**PRESENT:**

Mehrotra, Vice Chair  
Councilperson Morrow  
Borgers  
Hegarty  
Fields  
Mehrotra  
R. Morrow  
Murphy  
Rohal  
Turiano

Trembulak, Esq.  
Zichelli, Secretary

**ABSENT:**

Mason, Chair  
Mehrotra  
Robinson

**Welcome**

Mr. Zichelli welcomed the members to the Board.

The Board unanimously approved Mr. Hegarty to serve as Acting Chair for the meeting.

**Election of Officers**

On motion by Mr. Hegarty, seconded by Ms. Murphy, Mr. Mason was appointed Chair.

On motion by Mr. Hegarty, seconded by Ms. Murphy, Mr. Mehrotra was appointed Vice Chair, Mr. Mehrotra abstaining.

**Appointments**

Acting Chair Hegarty made the following appointments:

Site Plan Subcommittee: Vice Chair Mehrotra, Mr. Hegarty, and Mr. Rohal  
Secretary: Michael Zichelli  
Engineer: Michael Rohal  
Attorney: Alan Trembulak, Esq.

On motion by Mr. Morrow, seconded by Mr. Turiano, the appointments were confirmed by the members of the Board, Mr. Rohal abstaining.

### **Adoption of By Laws**

On motion by Mr. Rohal, seconded by Ms. Murphy, the By-Laws were unanimously adopted.

### **Adoption of 2018 Schedule of Regular Meetings**

On motion by Councilperson Morrow, seconded by Mr. Rohal, the following dates were adopted as the schedule of regular meetings:

February 21, 2018  
March 21, 2018  
April 18, 2018  
May 16, 2018  
June 20, 2018  
July 18, 2018  
August 15, 2018  
September 12, 2018  
October 17, 2018  
November 28, 2018  
December 19, 2018  
January 16, 2019

The listed meetings will start at 7:30 p.m.

### **Adoption of the December 20, 2017 Minutes**

On motion by Councilperson Morrow seconded by Ms. Fields, the Minutes of the December 20, 2017 meeting were adopted, members Dawson, Murphy and Rohal abstaining.

### **Adoption of the Memorializing of Michael & Julia Pensak 134 Ridgewood Avenue**

On motion by Ms. Field, the following Memorializing Resolution was adopted:

WHEREAS, Michael & Julia Pensak, owners of property located at 134 Ridgewood Avenue and designated as Lot 4 in Block 33 on the Glen Ridge Borough Tax Maps, filed an application with the Planning Board appealing a determination of the Historic Preservation

Commission (the "Commission") denying the applicants' request to maintain the existing porch railing that was built contrary to the Commission's approval; and

WHEREAS, the Planning Board conducted a public hearing on this appeal at its regular meeting on December 20, 2017 at which time the applicants testified and submitted various drawings and photographs of the house and a sample baluster; and

WHEREAS, the Planning Board carefully reviewed all evidence presented in connection with this appeal, including testimony from Members of the Glen Ridge Historic Preservation Commission, and made the following findings of fact:

1. The subject property is located in the Glen Ridge Historic District and contains a single-family dwelling.

2. The applicants appeared before the Glen Ridge Historic Preservation Commission on April 6, 2016 and the Glen Ridge Planning Board meeting on April 20, 2017. The applicants received approval for an addition and exterior modifications subject to certain conditions.

3. During the course of construction, the project deviated from the approved plans. In particular, the balusters do not match those shown on the approved permit drawings nor were they approved by a subcommittee of Commission members.

3. The applicants then appeared before the Historic Preservation Commission at the November 1, 2017 meeting seeking approval of the amended project. The Historic Preservation Commission denied the amended railing design.

4. Pursuant to Glen Ridge Ordinance 15.32.220B.2, upon the filing of an appeal from a decision by the Commission, the Planning Board is required to review the evidence presented and make a "final determination" as to whether an application satisfies the criteria set forth in the Historic Preservation Ordinance.

5. Based upon the testimony and other evidence presented, the Planning Board concluded that the existing railing does not satisfy the relevant criteria in Glen Ridge Ordinance 15.32.200.E and F in that installed railing design is not consistent with the architecture of the house nor consistent with the streetscape in the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the appeal filed by Michael and Julia Pensak from the decision of the Historic Preservation Commission is denied.

BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to the applicants, the Borough Council, the Historic Preservation Commission and the Construction Code Official.

### **Applications Update**

Mr. Zichelli stated that he anticipates receiving the Mountainside Hospital Redevelopment site plan application within the month. Additionally, he stated that the Baldwin Street Redevelopment Plan adoption is still in review by the Mayor and Council.

**Public Comment**

Acting Chair Hegarty opened the meeting to public comment. No comments were made.

**Adjournment**

On motion by Mr. Hegarty, seconded by Vice Chair Mehrotra, the meeting was adjourned.

Respectfully Submitted,

Michael P. Zichelli, AICP/PP  
Secretary