

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

January 18, 2017

Statement of Open Public Meetings Act & Roll Call

The meeting was called to order at 8:00 PM and Mr. Zichelli read the Sunshine Act Notice.

The roll was called.

PRESENT: Mason, Chair
 Mehrotra, Vice Chair
 Councilperson Morrow
 Borgers
 Hegarty
 Fields
 Mehrotra
 Murphy
 Turiano

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: R. Morrow
 Borgers
 Rohal

Welcome

Mr. Zichelli welcomed the members to the Board.

Election of Officers

On motion by Mr. Mehrotra, seconded by Councilperson Morrow, Mr. Mason was appointed Chair, Mr. Mason abstaining.

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

Appointments

Chair Mason 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. Hegarty, seconded by Councilperson Morrow, the appointments were confirmed by the members of the Board.

Adoption of By Laws

On motion by Mr. Hegarty, seconded by Mr. Mehrotra, the By-Laws were unanimously adopted.

Adoption of 2017 Schedule or Regular Meetings

On motion by Mr. Hegarty, seconded by Ms. Fields, the following dates were adopted as the schedule of regular meetings:

February 15, 2017
March 15, 2017
April 19, 2017
May 17, 2017
June 21, 2017
July 19, 2017
August 16, 2017
September 20, 2017
October 18, 2017
November 29, 2017
December 20, 2017
January 17, 2018

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

Adoption of the December 21, 2016 Minutes

On motion by Councilperson Morrow seconded by Mr. Hegarty, the Minutes of the December 21, 2016 meeting were adopted, Vice Chair Mehrotra, Councilperson Morrow and Ms. Murphy, abstaining.

Minor Subdivision

Mark and Jonathan Clemente, Executors of the Estates of Dr. & Mrs. Clemente 364 Ridgewood Avenue

Chair Mason called for the application. Jonathan Clemente, Esq. appeared on behalf of the applicant. He stated that he applicant is seeking approval to subdivide the property located at 364 Ridgewood Avenue.

Mark Clemente, executor of the estate, appeared before the Board and was sworn. He described the family history of the home. He stated that the applicant has made

improvements to the home to prepare it for sale but they are still having a difficult time selling the property. Mr. Clemente stated that one of the concerns from potential buyers is the large scale of the property.

Mr. Paul Anderson, surveyor and professional planner, appeared before the Board and was sworn. Marked as exhibits were the following:

- A-1 Minor Subdivision Plan, prepared by Anderson Consulting Services, LLC, dated December 18, 2014 (6).
- A-2 Memo to the Planning Board from the Borough engineer dated January 17, 2017
- A-3 Minor Subdivision Plan, prepared by Anderson Consulting Services, LLC, dated January 18, 2014(7).

The surveyor stated that the existing lot is 200 feet wide by 284 feet deep and consists of a single family home, carriage house and in ground pool. He stated that the applicant proposes to subdivide the property into two lots. Lot 29.02 will be 111 feet wide and maintain the existing single family home and carriage house. Lot 29.01 will be 89 feet wide and 284 deep. Mr. Anderson reviewed the square footage of each lot and stated that each newly created lot will comply with the frontage and size requirements set forth by the ordinance.

Mr. Anderson described the lot with the existing house on it. He stated that the carriage house does not meet the current setback requirement of three feet. He stated that at its closest, the carriage house is 2.2 feet from the rear property line. Mr. Anderson additionally stated that the setback of the carriage house is unaffected by the subdivision of the land. He then stated this condition is an existing hardship, the variance is de minimis in nature and will not have a negative effect on light, air or open space.

Mr. Anderson than reviewed Mr. Rohal's January 17, 2017 memo and stated that the applicant will fully comply with the conditions of the memorandum.

Chair Mason called for public questions and comment.

Michael Quinn of 350 Ridgewood Avenue appeared before the Board and stated his concerns regarding the application. He stated that a variance for the carriage house is not de minimis and should not be granted.

Peter Porcelli of 159 Sherman Avenue stated that he lives behind the property in question and that the development will have a negative impact on his property. He stated that the new construction and massing will have an adverse effect on his property.

Ashish Parmar of 359 Ridgewood Avenue stated his concerns about the development of the lot and the negative impact it will have on the neighborhood.

Kenn Kakosian of 163 Sherman Avenue appeared before the Board and stated that the newly created lot will not be in scale with the surrounding property and have a negative impact on the neighborhood.

Mr. Clemente summarized the application and requested the Board's approval.

Members of the Board discussed the code requirements, the criteria for approval and the variance for the carriage house. The Board members found the subdivision to meet the criteria set forth in the code.

On motion by Vice Chair Mehrotra, seconded by Mr. Hegarty, the application was unanimously approved subject to the condition that the applicant abide by the conditions set forth in the memorandum to the Planning Board from the Borough Engineer dated January 17, 2017.

Public Comment

The meeting was open to public comment. Members of the public stood before the Board and questioned why public notice was even provided for the previous subdivision application if the Board was required by law to approve it.

Adjournment

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary