

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

January 21, 2015

OPMA & 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
 Siegel, Vice Chair
 Councilperson Morrow
 Borgers
 Hegarty
 Fields
 Mehrotra
 R. Morrow
 Rohal

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: Murphy
 Turiano

Welcome

Mr. Zichelli welcomed the members to the Board.

Election of Officers

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

On motion by Mr. Mehrotra, seconded by Mr. Rohal, Ms. Siegel was appointed Vice Chair, Ms. Siegel abstaining.

Appointments

Chair Mason made the following appointments:

Site Plan Subcommittee: Mr. Mehrotra, Mr. Hegarty, and Vice Chair Siegel
Secretary: Mr. Zichelli
Engineer: Mr. Rohal

Attorney: Mr. Trembulak

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. Morrow, seconded by Mr. Mehrotra, the By-Laws were unanimously adopted.

Adoption of 2015 Schedule or Regular Meetings

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

February 11, 2015
March 18, 2015
April 15, 2015
May 20, 2015
June 17, 2015
July 15, 2015
August 19, 2015
September 16, 2015
October 21, 2015
November 18, 2015
December 16, 2015
January 20, 2016

Adoption of the July 16, 2014 Minutes

On motion by Mr. Hegarty seconded by Mr. Mehrotra, the Minutes of the July 16, 2014 meeting were adopted, Vice Chair Siegel, Councilperson Morrow and Ms. Fields, abstaining.

Minor Subdivision

Michael Cummings

437 Ridgewood Avenue

Chair Mason called for the application. David Owen, Esq. appeared on behalf of the applicant. Mr. Owen stated that the applicant is seeking approval to subdivide the property. The property is located in the R-1 Single Family Zone. Single family homes are a permit use in this zone. The existing lot is 197.8 feet wide by 200 feet deep and consists of a single family home. The applicant proposed to subdivide the property into two lots. Lot One will be 112.8 feet wide and maintain the existing single family home. Lot Two will be 85 feet wide. In Lot One, in order to comply with the required side yard setback, a portion of the existing house will be removed.

Mr. Owen stated that the existing home was lawfully built in 1949 does not meet the current front yard setback requirement and a variance may be required.

Paul Anderson, PE/LS/PP was sworn and appeared before the Board. Marked as exhibits were the following:

- A-1 Application.
- A-2 Affidavit of service.
- A-3 Proof of publication.
- A-4 Property Survey prepared by Lakeland Surveying, dated May, 8, 2014.
- A-5 Average Front Yard Setback, prepared by Lakeland Surveying, revision dated December 17, 2014.
- A-5 Minor Subdivision Plan, prepared by Anderson Consulting Services, dated December 18, 2014.

Mr. Anderson reviewed the proposed subdivision. He described the dimensions and setbacks of each property. He stated that both of the newly created lots will comply with the size requirements. He stated that the only variance between the two lots is the requirement for a front yard setback on Lot One. Marked as an exhibit was the following:

A-8 Map Showing Area in Violation of Front Yard Setback

Mr. Anderson reviewed the exhibit and stated that only forty square feet of the existing home violates the current front yard setback requirements. The engineer further described the bulk requirements, lot width and lot area for each of the proposed properties.

Mr. Michael Cummings, applicant, appeared before the Board and was sworn. He stated that he is the contract purchaser. He further stated that the proposal to demolish a portion of the sunroom was approved by the Glen Ridge Historic Preservation Commission subject to conditions.

Chair Mason called for public comment.

Ms. Melissa Woertz of 431 Ridgewood Avenue appeared before the Board and was sworn. She stated that the applicant is seeking approval for development for profit. Ms. Woertz further stated that each lot in the neighborhood is approximately 100 feet wide and at 85 feet the proposed lot is inconsistent with the neighborhood. Additionally Ms. Woertz stated that both the new house and existing house should conform to the zoning codes. She concluded by stating the proposed development is not consistent with the community.

Ms. Karen Wysocarski of 443 Ridgewood Avenue appeared before the Board and was sworn. She stated that the proposal is inconsistent with the historic development pattern of the block.

Mr. Michael Bellinger of 438 Ridgewood Avenue appeared before the Board and was sworn. He requested an adjournment of the application to allow the community more time to review the proposal.

Ms. Lynn Kulik of 436 Ridgewood Avenue appeared before the Board and was sworn. Ms. Kulik stated that the lots should be 100 feet wide.

Ms. Karen Palm of 430 Ridgewood Avenue appeared before the Board and was sworn. She stated that a variance should be required for the front yard setback for the existing house and that no hardship exists for granting this variance.

Ms. Pertrap Shinghal of 446 Ridgewood Avenue appeared before the Board and was sworn. She stated that the proposal is not consistent with the streetscape of the existing pattern of development.

Ms. Stephanie Koskuba of 224 Forest Avenue appeared before the Board and was sworn. She stated her objection to the application.

Ms. Bellinger of 438 Ridgewood Avenue appeared before the Board and was sworn. She asked that the Board consider the storm water management impacts of the proposal.

Ms. Karin Robinson of 63 Adams Place appeared before the Board and was sworn. She asked that a variance be required for the front yard setback on the existing house.

Mr. Sushum Singhal of 446 Ridgewood Avenue appeared before the Board and was sworn. He stated the need to preserve the historic context of the neighborhood.

The public comment portion of the meeting was closed.

The Board began discussion of the application. Mr. Owen stated his objections to the Board adjourning the hearing. The applicant, Mr. Cummings stated that the owner of the property cannot receive oil in her under storage tank and is living in the house without centralize heat and wants to close on the property quickly. After some discussion, on motion by Mr. Merhotra, seconded by Mr. Hegarty, the application was continued to the February 11, 2015 meeting.

Mr. Zichelli stated that the application will be continued and that no further notice will be given.

**1 Bay Avenue
Redevelopment Study
School of Nursing Site
Bay Avenue**

Mr. Zichelli stated that a Request for Proposals for professional planning services to study the hospital property and determine if it qualifies as an area of redevelopment was released. Mr. Zichelli stated that two proposals were received. The subcommittee reviewed the proposal and determined that the submittal by H2M in the amount of \$20,490.00 was the least expensive and responsive proposal. After a discussion about the scope of work, on motion by Mr. Hegarty, seconded by Mr. Mehrotra, the Board unanimously recommended that a contract with H2M for planning services be approved, Mr. Rohal abstaining.

Redevelopment Study
Wells Fargo Bank (Former Central Avenue School)
5 High Street

Mr. Rohal reported that the Mayor and Council have been working with the owners of the property and currently the redevelopment study is not necessary.

Public Comment

The meeting was open to public comment. No public comments were made.

Adjournment

On motion by Mr. Rohal, seconded by Mr. Mehrotra, the meeting was adjourned.

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary