

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

February 11, 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
 Councilperson Morrow
 Borgers
 Hegarty
 Mehrotra
 R. Morrow
 Rohal
 Turiano

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: Siegel, Vice Chair
 Murphy

Adoption of the January 21, 2015 Minutes

Chair Mason stated that the adoption of the minutes will be continued to the next regular meeting.

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 Owen stated that the applicant's prior proposal has been withdrawn without prejudice. Mr. Owen stated that the applicant is now seeking approval to completely demolish the existing house and 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 demolish the existing structure and subdivide the property into two lots. Lot One will be 98.7 feet wide. Lot Two will be 99 feet wide. Mr. Owen stated that both lots will be fully conforming and that the proposal meets all aspects of the zoning code.

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

- A-1 Application.
- A-2 Property Survey prepared by Lakeland Surveying, dated May, 8, 2014.
- A-3 Minor Subdivision Plan, prepared by Anderson Consulting Services, dated January 23, 2105.

A-4 Memorandum prepared by Michael Zichelli, Director of Planning and Development, dated

Mr. Anderson described the existing lot and site conditions. He stated that lot currently contains a single family house that will be demolished. He then reviewed the two newly created lots. The engineer described the dimensions of each of the lots and the proposed setbacks. The engineer then reviewed the process for establishing the front yard setback requirement. Marked as an exhibit was the following:

A-5 Average Front Yard Setback, prepared by Lakeland Surveying, revision dated December 17, 2014.

Mr. Anderson stated that the proposed lots fully comply with the Glen Ridge subdivision criteria and setback requirements.

Ms. Patricia Toppings of 434 Ridgewood Avenue appeared before the Board and stated that if the Board approves the application prior to the applicant gaining Historic Preservation approval, the subdivision is influencing the Historic Commissions decision making process.

Ms. Amy Atkinson of 428 Ridgewood Avenue stated that the application should not be approved without Historic Preservation Commission approval.

Ms. Lynn Kulik of 436 Ridgewood Avenue stated her concerns regarding the lot size criteria and scope of the project.

Mr. Jeffery Kulik of 436 Ridgewood Avenue stated his concerns regarding the scope and risks in granting the approval.

Ms. Karen Palm of 430 Ridgewood Avenue asked that the Board clarify what a withdrawal means. Additionally she stated that the zoning ordinance should be made more restrictive.

Mr. Michael Bellinger of 438 Ridgewood Avenue stated his concerns regarding the leaking underground storage tank brought up at the last meeting. Mr. Bellinger was advised that this issue is not for the Planning Board to consider and is dealt with in the Glen Ridge Building Department and New Jersey Department of Environmental Protection.

Ms. Tricia Flood of 418 Ridgewood Avenue asked the Board to review how the list of properties within 200' is established.

Mr. Anthony Perna of 442 Ridgewood Avenue also stated his concerns regarding the leaking oil tank.

Mr. Owen reviewed the application process and how it ties into the Historic Preservation Commission approvals.

Chair Mason called for public comment on the application.

Ms. Amy Atkinson of 428 Ridgewood Avenue stated that the application should not be approved without Historic Preservation Commission approval and that the developer should work with the neighbors.

Mr. Michael Bellinger of 438 Ridgewood Avenue asked that the applicant appear before the Historic Preservation Commission prior to granting subdivision approval.

The public comment portion of the meeting was closed.

Members of the Board discussed the approval process and the requirement that the applicant received Historic Preservation Commission approval for the demolition of the existing home and construction of two new homes. The timing and approval process was also discussed.

After some additional discussion, on motion by Mr. Mehrotra, seconded by Mr. Hegarty, the application was unanimously approved subject to the following conditions:

1. The applicant shall obtain all required approvals from the Glen Ridge Historic Preservation Commission for demolition of the existing dwelling and construction of any new dwellings on the property. The Board expresses no opinion as to the merits of any application to demolish the existing residence.

2. The applicant shall provide public notice of all applications to the Historic Preservation Commission as required by Glen Ridge Ordinance 15.32.200.D and N.J.S.A. 40:55D-12.b.

3. If the Historic Preservation Commission does not ultimately approve the demolition of the existing house, then the applicant will not have satisfied Condition No. 1 above and the applicant will not be entitled to record a Subdivision Deed to perfect the subdivision.

4. The applicant shall submit grading and drainage plans and building plans for approval by the appropriate Borough officials prior to the issuance of building permits for construction of any new dwellings.

5. All new construction shall comply with all applicable ordinances, regulations and building codes.

6. The applicant shall perfect this subdivision by filing a Subdivision Deed in the Essex County Register's Office within 190 days of the date of this Resolution, subject to any extensions that may be granted by the Board pursuant to N.J.S.A. 40:55D-47. This approval shall expire and automatically become null and void if a Subdivision Deed is not filed within the required time period.

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

Mr. Zichelli stated the Mayor and Council adopted an ordinance approving H2M consultants to perform the redevelopment analysis for the former School of Nursing site. The consultant has been contacted and Mr. Zichelli and Mr. Rohal will begin gathering the data for the project.

**New Business
Council Referral Regarding Subdivision Ordinance**

Councilwoman Morrow stated that the Mayor and Council have asked the Planning Board to review the subdivision ordinance in the R-1 Zone. In particular they would like the lot size standards to be reviewed. Mr. Zichelli stated that he will prepare some analysis for the Board members for the next meeting.

Public Comment

The meeting was open to public comment.

Ms. Melissa Woertz of 431 Ridgewood asked that the Board to look in general at the setback and lot coverage of the various neighbors and create standards so the new development will be consistent with the directly affected area.

Ms. Lynn Kulik of 436 Ridgewood Avenue felt the ordinance should be stricter and the lot coverage should be decreased.

Adjournment

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary