

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

March 20, 2019

Open Public Meetings Act & Roll Call

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

The roll was called.

PRESENT: Mason, Chair
 Mehrotra, Vice Chair
 Dawson
 Fields
 Hegarty
 Councilperson Morrow
 R. Morrow
 Rohal
 Turiano

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: Robinson

Adoption of the January 16, 2019 Minutes

On motion by Councilperson Morrow, seconded by Ms. Fields, the Minutes of the January 16, 2019 meeting were adopted, members Mason and Rohal abstaining.

Matthew Walton

10-14 Lincoln Street

and

Matthew Mrozinski

182 Ridgewood Avenue

Minor Subdivision/Lot Line Adjustment

Chair Mason called for the application. Gregory Mascera, Esq. appeared before the Board on behalf of both applicants. Mr. Mascera stated that the applicants are seeking subdivision approval to swap a portion of land in the rear yards of the properties in question. He stated that Mr. Walton of 10-14 Lincoln Street wishes to acquire

approximately 7,298 square feet of land from Mr. Mrozinski of 182 Ridgewood Avenue. Marked for identification was the following:

- A-1 Boundary Survey & Minor Subdivision drawing, prepared by Pronesti Surveying, Inc., dated December 5, 2018.

Mr. Mascera reviewed the survey and the proposed sizes of each lot after the land exchange. The attorney stated that the properties are located in the R-1-100 Single Family Zone. He stated that 182 Ridgewood Avenue consists of a single family home and carriage house and 10-14 Lincoln Street consists of a single family home along with a detached garage and shed. Mr. Mascera stated that the transfer of land does not affect the legal uses currently on the properties. Additionally, he stated that there are existing conditions on each of the applicants' properties that are in violation of certain provisions of the Glen Ridge Zoning Ordinance. However, these are existing nonconforming setbacks and lot area conditions and the subdivision proposed will have no impact on these existing conditions.

Chair Mason called for public questions and comments. None were made.

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

1. The applicant shall comply with comments in the Borough Engineer's memorandum dated February 20, 2019

**Fang Shi Sun and Yixiang Huang
38 Clinton Road**

Appeal of Historic Preservation Commission Decision

Chair Mason called for the application. Fang Shi Sun and Yixiang Huang, homeowners, appeared before the Board and were sworn. The homeowners stated that they recently purchased the home and have been undertaking a large renovation of the entire structure. The applicants appeared before the Glen Ridge Historic Preservation Commission at the January 9, 2019 meeting. The applicants proposed modifications to the exterior of their home. The proposal was approved. However, the applicants are appealing the Historic Preservation Commission's requirement that a window that was modified during the course of construction be replaced with two casement sashes to be set side-by-side.

The applicants reviewed the window in question and stated that the proposal approved by the Commission would be extremely costly to change out. They reviewed their proposals and why they felt they were suitable.

Margaret M. Hickey, Historic Preservation Consultant and Secretary to the Commission appeared before the Board and was sworn. She described the history of the application and why the current window is inappropriate.

After some discussion about appropriate solutions, the applicants agreed to continue the application in order to further discuss options with members of the Historic Preservation Commission.

Review of Proposed Affordable Housing Ordinances**Ordinance 1703 Establishes Mandatory Set Aside Requirement****Ordinance 1704 Amends Planned Residential Development Zone Density Requirements**

Chair Mason called for the ordinance review. The Mayor and Council introduced ordinances 1703 and 1704. The Municipal Land Use law requires that they seek the Board's comments regarding these two ordinances. Mr. Zichelli reviewed both of the ordinances. Mr. Rohal stated that these ordinances are part of the proposed settlement with the Fair Share Housing Group. The members discussed the impact of the ordinances.

On motion by Mr. Hegarty, seconded by Mr. Morrow, the proposed ordinances were recommended for approval by the Mayor and Council, member Mehrotra abstaining, and member Dawson voting in the negative.

Public Comment

Chair Mason called for public comment. No comments were made.

Adjournment

On motion by Mr. Rohal, seconded by Mr. Turiano, the Planning Board unanimously agreed to adjourn the meeting.

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary