

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

**April 15, 2015**

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**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  
                  Fields  
                  Hegarty  
                  Councilperson Morrow  
                  Mehrotra  
                  R. Morrow  
                  Murphy  
                  Rohal  
                  Turiano  
  
                  Trembulak, Esq.  
                  Zichelli, Secretary

ABSENT:           Borgers

**Adoption of the March 18, 2015 Minutes**

On motion by Mr. Mehrotra, seconded by Mr. Rohal, the Minutes of the March 18, 2015 meeting were adopted, members Councilperson Morrow and Mr. Morrow abstaining.

**Appeal of Historic Preservation Commission Decision**

**Anthony & Eleanor Proto**

**92 Glen Ridge Avenue**

Chair Mason called for the application. Eleanor and Anthony Proto appeared before the Board and were sworn.

Mr. Zichelli stated that the applicants appeared before the Glen Ridge Historic Preservation Commission on April 1, 2015. The applicants proposed to demolish a freestanding accessory building on the property. The demolition of the structure was denied by the Commission. He further stated that the applicants have appealed the Commission's decision. Mr. Zichelli then reviewed Glen Ridge Code Section 15.32.200, the standards for review.

E. In reviewing applications, the commission shall consider the visual compatibility of the proposed addition, alteration, construction or demolition with the structure and surroundings to which it would be visually related.

F. The above standards shall require consideration of, among other matters, the height, scale and proportion of buildings, compatibility of materials, patterns of visual elements that are consistent from structure to structure, and placement of structures in relationship to each other. It is the intent of this chapter that the commission recognize and permit a diversity of stylistic treatments so long as the principle of compatibility is maintained, in keeping with the creative diversity which is essential to the streetscape which forms the justification for the Glen Ridge historic district.

Marked for identification were the following:

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|----------|--|
| A-1      | Memo to the Planning Board prepared by Michael P. Zichelli, Director of Planning & Development dated April 9, 2015 |
| A-2 to 5 | Photographs of site, shed and property in question.  |

Mrs. Proto stated that their freestanding two story shed suffered extensive damage from a fire in 2007. The homeowner further stated that after several interviews with contractors, she cannot find one willing to repair the structure. In their opinion the shed is beyond repair. Mrs. Proto further stated that their insurance will not cover damage to any out buildings on the property.

Members of the Board asked the homeowners to further describe the damage to the structure. They asked for clarification regarding its size and age. Members of the Board asked the Proto's to describe their efforts to restore the structure.

Chair Mason opened the hearing to public comment. Mr. Peter Herrigel of the Glen Ridge Historic Preservation Commission described the process of review taken by the Commission. He stated that the Commission members felt the structure was unique and worthy of preservation.

Chair Mason closed the public comment portion of the hearing. The Board then discussed the application. Members of the Board asked for clarification regarding the legal standards of review. After further discussion, on motion by Mr. Hegarty, seconded by Ms. Murphy, the application was unanimously approved subject to the following conditions:

1. The shed must be demolished within six months.
2. The applicants shall install landscaping to replace the demolished structure.

### **Review of R1 Subdivision Ordinance**

Chair Mason called for the continuation of the discussion of the R1 Subdivision ordinance. Mr. Zichelli presented the spreadsheet and map reviewing the average lot size per block in the R1 zone. Members of the Board discussed the concept of simply increasing the minimum lot frontage in the R1 zone, creating two lot frontage requirements, or creating three different lot frontage requirements. After some discussion the Board recommended breaking the R1 zone into three different lot widths requirements, 85 feet, 100 feet and 125 feet and if the Council did not feel comfortable with the recommendation the Board provided a second recommendation that the R1 Zone be broken into two different lot width requirement of 85 feet and 100 feet.

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

Mr. Rohal provided an update on the Area in Redevelopment study work being performed by H2M Consulting. He stated a public hearing will be held on May 18, 2015 in a joint session between the

Montclair and Glen Ridge Planning Boards. At this hearing the planners from H2M will describe their findings. The members of the public will be allowed to ask questions and make comments. The Boards will then vote on the potential designation.

**Public Comment**

No public comments were made.

**Adjournment**

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP  
Secretary