

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

**April 20, 2016**

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**OPMA & Roll Call**

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

The roll was called.

PRESENT:           Mason, Chair  
                  Fields  
                  Hegarty  
                  Mehrotra  
                  Councilperson Morrow  
                  R. Morrow  
                  Rohal  
                  Turiano  
  
                  Trembulak, Esq.  
                  Zichelli, Secretary

ABSENT:           Murphy  
                  Borgers

**Adoption of the March 16, 2016 Minutes**

On motion by Mr. Turiano, seconded by Mr. Mehrotra, the Minutes of the March 16, 2016 meeting were unanimously adopted.

**Adoption of the Memorializing Resolution**

**Dorothy Isecke**

**15 Highland Avenue**

On motion by Mr. Mehrotra, seconded by Ms. Fields, the following Memorializing Resolution for 15 Highland was adopted with Mr. Hegarty abstaining:

WHEREAS, Dorothy Isecke, owner of property located at 15 Highland Avenue in the Borough of Glen Ridge, and designated as Lot 14 in Block 76 on the Glen Ridge Tax Maps, filed an appeal to the Planning Board of the Borough of Glen Ridge from a determination of the Glen Ridge Historic Preservation Commission denying the applicant's application to install solar panels on the roof of an existing single family dwelling on the subject property; and

WHEREAS, the applicant submitted various photographs and other documentation prepared by her contractor Jay Abbasi of Solar City; and

WHEREAS, the Planning Board conducted a public hearing on this application at its regular meeting on March 16, 2016; and

WHEREAS, the Planning Board carefully reviewed and considered the photographs and the testimony and other evidence presented by the applicant as well as the testimony of several members of the Glen Ridge Historic Preservation Commission, and made the following findings of fact:

1. The subject property contains a single family residence located in the Glen Ridge Historic District. Accordingly, pursuant to Glen Ridge Ordinance 15.32.200, any proposed addition, alteration, construction or demolition of the existing structure requires review and approval of the Glen Ridge Historic Preservation Commission.

2. On or about January 6, 2016, the Historic Preservation Commission denied the applicant's request to install solar panels on the roof on her dwelling facing the side and front yard of the property.

3. The applicant filed an appeal from the Commission's decision to the Planning Board pursuant to Glen Ridge Ordinance 15.32.220B.2 which provides that the Planning Board shall make a "final determination" as to whether the application satisfies the criteria of the Historic Preservation Ordinance.

4. Upon reviewing the testimony and other evidence presented by the applicant and the testimony from members of the Historic Preservation Commission, the Planning Board concluded that the Commission properly denied this application based upon the relevant criteria set forth in Glen Ridge Ordinance 15.32.200.E and F, and particularly in light of the undisputed evidence that other types of solar panels are available, including "solar slates" and "solar shingles," which are more visually compatible with the existing house and other dwellings adjacent to the subject property. The use of other types of alternative energy-saving sources would be significantly more compatible with building materials.

5. Based on the foregoing, the Planning Board determined that the subject application does not satisfy the criteria set forth in Glen Ridge Ordinance 15.32.200, and that, therefore, the application was properly denied by the Historic Preservation Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the appeal filed by Dorothy Isecke from the decision of the Historic Preservation Commission denying her request to install solar panels on the dwelling located at 15 Highland Avenue be and is hereby denied, and the decision of the Commission is hereby affirmed.

BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to the applicant, the Borough Council, the Historic Preservation Commission and the Construction Code Official.

### **Appeal of Historic Preservation Decision**

**Michael Pensak**

**134 Ridgewood Avenue**

Chair Mason called for the application. Mr. Michael Pensak, homeowner, and Mr. Ken Amati of Amati Construction, were sworn and appeared before the Board.

Mr. Pensak stated that he appeared before the Glen Ridge Historic Preservation Commission on May 4, 2016 for approval of an addition to his home. He stated that the project was approved subject to certain conditions. He further stated that he would like to appeal the condition that he must use wood windows and the condition requiring the use of wooden garage doors.

The contractor reviewed the scope of the project. Mr. Amati described the existing vinyl windows found throughout the house. He then described the Anderson 400 series windows that are proposed by the applicant.

Mr. Amati then described the existing garage doors and the proposal to use steel garage doors on the new addition. He stated that the new steel doors will look similar to the wooden doors.

Chair Mason opened the meeting to public comment.

Mr. Peter Herrigel, Chair of the Glen Ridge Historic Preservation Commission, and Mr. Mark Wright, member of the Historic Commission, appeared before the Board. The two Preservation Commission members stated that the house was most likely built with wooden windows and that the Commission consistently requires the use of wooden windows on all of their approvals. Mr. Wright stated that the windows on the proposed new addition will be a prominent feature on the house and wood windows should be used.

The Commission members further stated that steel garage doors have been approved in the past. They further explained that when steel doors have been approved they are typically part of a detached garage well in the rear of a property.

The Board members asked Mr. Herrigel and Mr. Wright to further describe the use of wood windows and compatibility with the existing windows on the house.

Chair Mason asked the applicant to summarize his case.

Mr. Pensak stated that the vinyl windows will be consistent with the existing windows found on the house, the windows are one over one window panes so there are no divided lights and will appear visually consistent with similar wooden windows, and only two of the windows will face Ridgewood Avenue.

The members of the Board discussed the application. The Board members reviewed the vinyl windows specified by the applicant and the visual impact they would have on the street and the structure itself. The members found that new vinyl or wooden windows would not match the existing windows on the house. They further discussed the impact of new vinyl windows on the structure. On motion by Mr. Hegarty, seconded by Mr. Mehrotra, the use of Anderson 400 series windows was approved with Mr. Turiano abstaining.

The Board members then discussed the requirement to use wooden garage doors. They felt that due to the proposal for the garage to move closer to the street, that wooden doors should be utilized. On motion by Mr. Morrow, seconded by Mr. Hegarty, the Board denied the applicant's proposal to use an alternative material, with Ms. Fields voting in the negative and Mr. Turiano abstaining.

### **Public Comment**

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

### **Discussion of C-1 Zoning Uses**

The Board discussed the review of the C-1 Zoning ordinance. The Board members decided to create a subcommittee consisting of Ms. Fields, Mr. Morrow and Mr. Rohal. The subcommittee will bring back a recommendation at a later date.

**Adjournment**

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP  
Secretary