

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

May 8, 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: Mehrotra, Vice Chair
Dawson
Hegarty
Councilperson Morrow
R. Morrow
Robinson
Turiano

Zichelli, Secretary

ABSENT: Mason, Chair
Fields
Rohal

Trembulak, Esq.

Adoption of the March 20, 2019 Minutes

On motion by Councilperson Morrow, seconded by Mr. Dawson, the Minutes of the March 20, 2019 meeting were adopted, Ms. Robinson abstaining.

Adoption of Memorializing Resolution

Matthew Walton

10-14 Lincoln Street

and

Matthew Mrozinski

182 Ridgewood Avenue

On motion by Mr. Turiano, seconded by Mr. Hegarty, the following Memorializing Resolution was adopted, Ms. Robinson abstaining:

WHEREAS, Matthew Walton, the owner of property located at 10-14 Lincoln Street and designated as Block 32 Lot 16 on the Glen Ridge Borough Tax Maps, and Matthew Mrozinski, the owner of property commonly known as 182 Ridgewood Avenue and designated as Block 32 Lot 17.01 on the Glen Ridge Borough Tax Maps (collectively referred to as the "Applicants"), filed an application to the Glen Ridge Planning Board for minor subdivision approval in connection with a proposed lot line adjustment between the two properties; and

WHEREAS, the Applicants submitted a Boundary Survey and Minor Subdivision Plan prepared by Pronesti Surveying, Inc., dated December 5, 2018; and

WHEREAS, the Planning Board conducted a public hearing on this application at its regular meeting on March 20, 2019 at which time it was established that legal notice of this application had been published and that property owners within 200 feet of the subject property had been served with notice; and

WHEREAS, after review and consideration of the subdivision plan, and the legal arguments presented by the Applicants' attorney Gregory Mascera, Esq., the Board made the following findings of fact:

1. The subject properties are located the R-1-100 Single Family Zone at the intersection of Ridgewood Avenue and Lincoln Street. The property located at 182 Ridgewood Avenue consists of 48,300 square feet of lot area and contains a single-family home with a carriage house. The property located at 10-14 Lincoln Street consists of 14,628 square feet of lot area and contains a single-family home with a detached garage and shed.

2. The Applicants propose a lot line adjustment which would result in the transfer of 7,298 feet from 182 Ridgewood Avenue to 10-14 Lincoln Street. Following the lot line adjustment, the lot area for 182 Ridgewood Avenue will be reduced to 41,012 square feet and the lot area for 10-14 Lincoln Street would be increased to 20,926 square feet. Both lots will continue to comply with all bulk and other zoning requirements applicable to the R-1-100 Zone District, and no variances for either lot are required.

3. Based on the foregoing findings, the Board concluded that the minor subdivision plan complies with all requirements of the zoning ordinance and the subdivision ordinance, and the plan is therefore entitled to approval as a fully-conforming subdivision.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Planning Board of the Borough of Glen Ridge, that the application of Matthew Walton and Matthew Mrozinski for minor subdivision approval be and is hereby approved in strict accordance with the Boundary Survey and Minor Subdivision Plan prepared by Pronesti Surveying, Inc., dated December 5, 2018, subject to the following condition:

The Applicants 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.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted to the applicant, the Borough Council, the Borough Engineer, the Borough Tax Assessor and the Construction Official.

Master Plan Re-Examination Discussion

Mr. Zichelli reviewed the Master Plan Re-Examination process. He stated that under New Jersey Land Use Law, municipalities are required to re-examine their master plans every 10 years. Glen Ridge's last Master Plan Re-examination Report was adopted in 2010. He further stated that the Planning Board prepares and adopts the Master Plan Re-Examination Report and that the final report is not a law or regulation. He then stated the report makes recommendations that the Planning Board and Borough Council can use to undertake future regulatory changes or studies.

Eric DeLine, professional planner from H2M further reviewed the reexamination process. He then described the data and studies that he will be reviewing to help inform the reexamination report. He suggested the implementation of a survey in order to engage the public in the process. A sample survey was provided to the Board members. The Board members reviewed the process and Mr. Zichelli and Mr. DeLine provided them with some additional background material to examine.

Public Comment

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

Adjournment

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary