

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

May 18, 2016

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
 R. Morrow
 Murphy
 Rohal
 Turiano

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: Borgers
 Mehrotra
 Councilperson Morrow

Adoption of the April 20, 2016 Minutes

On motion by Mr. Hegarty, seconded by Mr. Rohal, the Minutes of the April 20, 2016 meeting were unanimously adopted, Ms. Murphy abstaining.

Adoption of the Memorializing Resolution

Michael Pensak

134 Ridgewood Avenue

On motion by Mr. Rohal, seconded by Mr. Morrow, the following Memorializing Resolution for 134 Ridgewood Avenue was adopted with Ms. Murphy abstaining:

WHEREAS, Michael Pensak, owner of property located at 134 Ridgewood Avenue in the Borough of Glen Ridge, and designated as Block 33, Lot 4 on the Glen Ridge Borough Tax Map, filed an appeal to the Planning Board of the Borough of Glen Ridge from a decision of the Glen Ridge Historic Preservation Commission approving his application for an addition and to make modifications to the exterior of his home subject to certain conditions. The applicant seeks to appeal the conditions requiring the applicant to utilize wood windows in the areas of new construction and the requirement for the applicant to install wooden garage doors; and

WHEREAS, the applicant submitted three sheets of plans prepared by Andrew Podberezniak, RA, architect, dated February 18, 2016; and

WHEREAS, the Planning Board conducted a public hearing on this application at its regular meeting on April 20, 2016; and

WHEREAS, the Planning Board carefully reviewed all evidence presented in connection with this appeal, including testimony from the Chairman of the Historic Preservation Commission, and made the following findings of fact:

1. The subject property contains a single family dwelling which is located in the Glen Ridge Historic District. Accordingly, pursuant to Glen Ridge Ordinance 15.32, any proposed addition, alteration, construction or demolition of the existing structure requires review and approval of the Glen Ridge Historic Preservation Commission.

2. In May of 2016, the applicant filed an application to the Historic Preservation Commission to construct an addition and make various modifications to the exterior of the house. The subject application was considered by the Historic Preservation Commission at a meeting held on May 4, 2016 at which time the Commission approved the application subject to certain conditions. The applicant is seeking to appeal two of these conditions: the requirement to use wood windows; and the requirement to use wooden garage doors.

3. Pursuant to Glen Ridge Ordinance 15.32.220B.2, upon the filing of an appeal from a decision by the Commission, the Planning Board is required to review the evidence presented and make a "final determination" as to whether an application satisfies the criteria set forth in the Historic Preservation Ordinance.

4. Based upon the testimony and other evidence presented, the Planning Board concluded that installing vinyl windows on a structure with predominately vinyl windows already in place, the relevant criteria in Glen Ridge Ordinance 15.32.200.E and F in that newly installed windows will result in a street view that will be visually compatible with the applicant's home and other single-family houses located on adjacent properties.

5. Accordingly, the Planning Board determined that the applicant is entitled to install Andersen 400 Series windows, the vinyl windows specified throughout the new addition.

6. Based upon the testimony and other evidence presented, the Planning Board concluded that modifications to the garage will be in close proximity to the public right of way. 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 to install steel garage doors was properly denied by the Historic Preservation Commission.

7. Accordingly, the Planning Board determined that, as part of the new construction, the applicant is required to install wooden garage doors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the appeal filed by Michael Pensak from the decision of the Historic Preservation Commission is granted, and the applicant's request to utilize Anderson 400 Series windows throughout the new construction is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Planning Board of the Borough of Glen Ridge that the appeal filed by Michael Pensak from the decision of the Historic Preservation Commission to require the installation of wooden garage doors is denied, and the applicant's request to install steel garage doors is denied.

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
John Kalemkerian and Barbara Parker-Kalemkerian
476 Ridgewood Avenue

Chair Mason called for the application. John Kalemkerian and Barbara Parker-Kalemkerian, homeowners, appeared before the Board and were sworn.

The homeowners described their proposal to replace the existing slate roof on their single family home with GAF Camelot roofing shingles. Their proposal was denied by the Glen Ridge Historic Preservation Commission. A sample of the shingles were presented to the Board. The homeowners stated that the roof is unsafe and continually leaks into the finished space immediately below the roof. The applicants stated that the proposed material closely resembles slate and that homes in the area have asphalt shingles. They further stated that the detached garage on their property does not have a slate roof. The applicants also stated that the new homes approved by the Glen Ridge Historic Preservation Commission on the same street were approved and will not have slate rooves.

Chair Mason opened the meeting to public comment.

Mr. Peter Herrigel, Chair of the Glen Ridge Historic Preservation Commission, and Mr. Dan Kopec, member of the Glen Ridge Historic Commission, appeared before the Board. Chair Herrigel stated that the application was unanimously denied. He stated that the slate roof is a contributing feature of the home and streetscape and that the roof on the house is entirely made of slate. Chair Herrigel additionally stated that many homes in the immediate area of the property in question have slate rooves.

Glen Ridge Historic Preservation Commission Member Kopec stated that he is a licensed architect and has a slate roof on his home. He described the types of warranties that comes with a slate rooves and the anticipated life span of slate rooves. He additionally stated that ice damming will occur regardless of the roofing material used. Mr. Kopec stated that many of the slate rooves throughout the Borough are coming to an end of their useful life and that the Glen Ridge Historic Preservation Commission has now been consistently voting to maintain slate rooves in Glen Ridge.

The applicants summarized their application by stating that the roof is unsafe, a new slate roof is costly and that the new material proposed will be visually compatible with other slate rooves.

The Board members then discussed the application and found the slate roof is a contributing feature to the streetscape and the house. On motion by Mr. Turiano, seconded by Ms. Fields, the application to replace the slate roof with GAF Camelot shingles was unanimously denied.

Public Comment

Chair Mason called for public comment. John Kalemkerian and Barbara Parker-Kalemkerian stated that the Glen Ridge Historic Preservation Commission members have made inconsistent rulings regarding slate roof applications.

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