

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

May 20, 2015

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
 Turiano

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: Borgers
 Rohal

Adoption of the April 15, 2015

On motion by Councilperson Morrow, seconded by Mr. Hegarty, the Minutes of the April 15, 2015 meeting were adopted.

**Adoption of Memorializing Resolution of
Anthony & Eleanor Proto
92 Glen Ridge Avenue**

On motion by Ms. Murphy seconded by Ms. Fields, the following Resolution was unanimously adopted:

WHEREAS, Anthony and Eleanor Proto, owners of property located at 92 Glen Ridge Avenue and designated as Lot 26 in Block 80 on the Glen Ridge Borough Tax Maps, filed an application with the Planning Board appealing a determination of the Historic Preservation Commission (the "Commission") denying the applicants' request to demolish a freestanding accessory building on the subject property; and

WHEREAS, the Planning Board conducted a public hearing on this appeal at its regular meeting on April 15, 2015 at which time the applicants testified and submitted various photographs of the accessory building; and

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

1. The subject property is located in the Glen Ridge Historic District and contains a single-family dwelling constructed in the late 1800s and a freestanding accessory structure which had been used primarily as a storage shed.

2. The accessory structure/storage shed was substantially damaged in a fire which occurred in 2007, and the building has not been repaired or restored since the fire.

3. The applicants applied to the Commission for approval to demolish the fire-damaged accessory structure in accordance with the Historic Preservation Ordinance, Glen Ridge Ordinance 15.32.200, which provides that any proposed addition, alteration, construction or demolition of an existing structure requires review and approval by the Commission.

4. On or about April 1, 2015, the Commission rendered a decision denying the applicants' request to demolish the structure.

5. 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.

6. Based upon the testimony and other evidence presented, the Planning Board concluded that the proposed demolition satisfies the relevant criteria in Glen Ridge Ordinance 15.32.200.E and F in that demolition of the unsightly, fire-damaged structure would result in a street view that would be visually compatible with the applicants' home and other single-family houses located on adjacent properties, and preventing the applicants from removing the damaged structure would be detrimental to the neighborhood and the streetscape along Glen Ridge Avenue.

7. Accordingly, the Planning Board determined that the applicants are entitled to demolish the subject building.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the appeal filed by Anthony and Eleanor Proto from the decision of the Historic Preservation Commission is granted, and the applicants' request to demolish the fire-damaged accessory structure on the subject property is hereby approved subject to the following conditions:

1. The structure must be demolished within six months of the date of this Resolution.

2. The applicants shall install landscaping of their selection after demolition of the structure.

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

**Area in Need of Redevelopment Study
Designation as Area In Need of Redevelopment
School of Nursing Site
Bay Avenue**

After some discussion, on motion by Mr. Mehrotra, seconded by Mr. Hegarty, the following Resolution was unanimously adopted:

WHEREAS, by Resolutions, dated July 14, 2014 and April 27, 2015, the Borough Council authorized the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties designated as Block 35 Lot 15 and Block 91 Lot 1 on the Borough Tax Maps meet the criteria for designation as an Area in Need of Redevelopment or An Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq; and

WHEREAS, the Planning Board, in conjunction with the Montclair Planning Board, engaged H2M Associates, Inc. ("H2M") to undertake an investigation of the subject properties (as well as other properties located in the Township of Montclair); and

WHEREAS, H2M prepared a written report entitled "HUMC/Mountainside Hospital Study Area--Area in Need of Redevelopment and Area in Need of Rehabilitation Preliminary Investigation Report," dated April 2015, which report was reviewed by the Glen Ridge and Montclair Planning Boards at a joint public meeting held on May 18, 2015; and

WHEREAS, in the course of the public meeting, the Board reviewed the aforementioned report and the testimony of Jessica L. Giorgianni, AICP, and interested members of the public; and

WHEREAS, based upon its review of the aforementioned report and the testimony presented during the public hearing, the Planning Board determined that both of the subject properties located in the Borough of Glen Ridge satisfy the criteria for designation as an Area in Need of Redevelopment for the reasons stated in the Preliminary Investigation Report.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the Board hereby recommends to the Borough Council that the properties designated as Block 106 Lot 15 and Block 91 Lot 1 each be designated as an Area in Need of Redevelopment in accordance with the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.

BE IT FURTHER RESOLVED that the Planning Board recommends that any redevelopment plan for these properties seek to preserve the residential character of adjoining properties, that any development at transition points take into consideration the scale, density, open space and character of adjoining neighborhoods, and that the plan maintain and maximize ratables while also maintaining affordable housing.

BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to the Borough Council.

The Board then agreed to form a subcommittee consisting of members Fields, Mehrotra and Siegel to review and approve a request for proposals for a planning consulting firm to draft a redevelopment plan.

Area in Need of Redevelopment Study

Baldwin Street

Request to evaluate Block 72, Lots 10, 2 and 3 to determine if they should be designated as an area in need of redevelopment

Mr. Zichelli stated that on April 27, 2015, the Council adopted Resolution 82-15 charging the Board to study lots 10, 2 and 3 in block 72 to see if they qualify as an Area in Need of Redevelopment. After some discussion, on motion by Vice Chair Siegel, seconded by Mr. Mehrotra, the Board approved the preparation and release of a request for proposals to study the designated area.

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