

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

June 20, 2018

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: Mason, Chair
 Mehrotra, Vice Chair
 Dawson
 Fields
 Hegarty
 Councilperson Morrow
 R. Morrow
 Murphy
 Robinson
 Rohal
 Turiano

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT:

Adoption of the April 23, 2018 Minutes

On motion by Councilperson Morrow, seconded by Mr. Turiano, the Minutes of the April 23, 2018 meeting were adopted, members Dawson, Mehrotra, and Rohal abstaining.

Adoption of the May 16, 2018 Minutes

On motion by Mr. Morrow, seconded by Mr. Turiano, the Minutes of the May 16, 2018 meeting were adopted, member Rohal abstaining.

Amended Baldwin Street Redevelopment Plan

Chair Mason called for the hearing.

Mr. Jeffery Janota, professional planner, appeared before the Board and was sworn. He described the background of the redevelopment plan that was drafted due to pending litigation. He briefly reviewed the previously adopted redevelopment plan. The planner then presented the proposed amended redevelopment plan. He stated that the changes were based upon negotiations between the Mayor and Council and the redeveloper. Mr. Janota described the amendments. He reviewed the bulk requirements, the number of units and the square footage standards.

Members of the Board asked for clarification and further details regarding the plan. Parking and utilities were also reviewed.

On motion by Mr. Hegarty, seconded by Mr. Morrow, the amended redevelopment plan was recommended for approval by the Mayor and Council, Mr. Dawson voting in the negative.

Housing Element & Fair Share Plan Presentation

Mr. Jeffery Janota, professional planner, presented the draft Housing Element & Fair Share Plan. Mr. Janota reviewed the background of the affordable housing requirements and the current status of the third-round obligations. The planner described the vacant land analysis. Mr. Janota then reviewed the process of analysis for drafting the proposed plan. Members of the Board asked for further details regarding the obligation numbers and unmet need requirements. The implementation process was then described by Mr. Janota.

Mr. Rohal stated that a public hearing regarding the Housing Element & Fair Share Plan will be held at the Board's next meeting and that notice will be given.

Members Turiano and Robinson stepped down for the following application.

Appeal of Historic Preservation Decision

Michael & Julia Pensak

134 Ridgewood Avenue

Chair Mason called for the application.

Board Attorney Trembulak provided a brief background of the application. Homeowners Julia Dolfin and Michael Pensak appeared before the Board and were sworn. Mr. Pensak reviewed the addition constructed onto their home and the approval process. During the course of construction front porch railings were installed that did not conform to the approved plans. He stated that he is seeking approval for the railings as built. He submitted several pictures and a sample of the proposed railing for the Board's consideration.

Mr. Peter Herrigel, Chair of the Glen Ridge Historic Preservation Commission, appeared before the Board and was sworn. He reviewed the rationale for the Commission's denial of the railings as constructed.

Julia Dolfin, homeowner, further described the railing and why the installed railings are consistent with the home and surrounding properties.

The members of the Board discussed the application and the criteria for the review. Upon further discussion, on motion by Mr. Morrow, seconded by Ms. Murphy, the application was approved subject to the condition that the railings and balusters are painted white. Chair Mason, Vice Chair Mehrotra, and Ms. Fields voting in the negative.

Public Comment

Chair Mason called for public comment.

Adjournment

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary