

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

July 13, 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
 Borgers
 Mehrotra
 Councilperson Morrow
 R. Morrow
 Murphy
 Rohal

Trembulak, Esq.
Zichelli, Secretary

ABSENT: Fields
 Hegarty
 Turiano

Adoption of the May 18, 2016 Minutes

On motion by Mr. Rohal, seconded by Mr. Morrow, the Minutes of the May 18, 2016 meeting were adopted, members Borgers, Mehrotra, and Councilperson Morrow abstaining.

Adoption of the Memorializing Resolution

John Kalemkerian and Barbara Parker-Kalemkerian

476 Ridgewood Avenue

On motion by Mr. Morrow, seconded by Mr. Rohal, the following Memorializing Resolution for 476 Ridgewood Avenue was adopted, members Borgers, Mehrotra, and Councilperson Morrow abstaining:

WHEREAS, John Kalemkerian and Barbara Parker-Kalemkerian, owners of property located at 476 Ridgewood Avenue and designated as Lot 11 in Block 124 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 applicant's request replace the slate roof on their single family home with GAF Camelot roofing shingles; and

WHEREAS, the Planning Board conducted a public hearing on this appeal at its regular meeting on May 18, 2016 at which time the applicants testified and submitted various photographs of the house and samples of the proposed roofing material; and

WHEREAS, the Planning Board carefully reviewed all evidence presented in connection with this appeal, including testimony from the Chairman and Member of the Glen Ridge Historic Preservation 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.

2. The applicants applied to the Commission for the replacement of the slate roof with GAF Camelot asphalt shingles 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.

3. On May 4, 2016, the Commission rendered a decision denying the applicants' request to replace the slate roof with GAF Camelot asphalt shingles.

4. 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.

5. Based upon the testimony and other evidence presented, the Planning Board concluded that the proposed roofing material does not satisfy the relevant criteria in Glen Ridge Ordinance 15.32.200.E and F in that asphalt shingles are not consistent with the architecture of the house nor consistent with the streetscape in the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the appeal filed by John Kalemkerian and Barbara Parker-Kalemkerian from the decision of the Historic Preservation Commission is denied.

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.

Update of Ordinances

Mr. Rohal stated that the redevelopment plan for the Mountainside Hospital site has been presented to the Mayor and Council. The Glen Ridge Mayor and Council are coordinating with their counterparts in Montclair to adopt a consistent ordinance.

Mr. Rohal further stated that the Mayor and Council have referred the proposed subdivision ordinance back to the Planning Board to further study the impact on nonconforming lots that may be created by the ordinance.

The Domus Augusta Family Limited 946 Bloomfield Avenue

As the application was called, Member Borgers reviewed a potential conflict. Upon questioning by the Board Attorney it was determined that no conflict existed.

Chair Mason called for the application. Robert Gaccione, Esq. appeared before the Board on behalf of the applicant. He briefly described the applicant's proposal to construct a parking structure in the

rear of the medical office building in order to accommodate the patient load. He stated preliminary and final site plan approval, along with several waivers and variances are requested.

Dr. DiGregorio, physician located at this property in question, appeared before the Board and was sworn. The doctor reviewed the hours of operation. He stated that the building has approximately fifty employees with four of the eight doctors on hand at one time. On average he stated that 200 patients are seen per day at the facility. Dr. DiGregorio described the onsite parking. He stated that the onsite parking lot is full at most points in the day and that there is not room on the site to create additional surface parking.

Mr. Daniel Koffman, Engineer and Professional Planner, appeared before the Board and was sworn. Marked for identification was the following:

- A-1 10 sheets of drawings prepared by Neglia Engineering Associates & 2 Sheets, prepared by RCS Architects.

The Engineer described the existing site and building. He stated that the medical office building will remain as is. He then reviewed the site improvements. He stated that the site has 75 surface parking spaces and that with the construction of the parking structure 114 spaces will be available on site. Mr. Koffman stated that the site access will not be changed. He then described the landscape plan, drainage, utilities and lighting. The engineer stated that the improvements will make the site safer and will be ADA compliant. Mr. Koffman reviewed the construction parking plan. He stated that the office will use staggered office hours, maintain several parking spaces on site and utilize valet parking services.

Marked for identification was the following:

- A-2 Off-Site Parking Exhibit, prepared by Neglia Engineering, dated July 13, 2016.

Mr. Koffman reviewed the New Jersey Construction Code requirements regarding the protection of adjoining properties during construction.

As a professional planner, Mr. Koffman, reviewed the variances requested as part of the proposed construction. He described each of the six variances. Mr. Koffman stated that due to the landscaping and position on the site the construction of a parking structure will not have any negative visual impact. He then reviewed the positive and negative criteria of the project.

Members of the Board asked the planner and engineer to clarify the parking demand.

Eric Pollco of RSA, architect, described the existing building and proposed parking structure. He stated that the architectural design of the parking structure will be consistent with the existing medical building. The architect stated that the structure would take between four and six months to construct.

Mr. Timothy Tracy, parking deck consultant, of Desmond Management, reviewed the parking deck and the valet parking during construction.

The Chair called for public questions and comments.

Marchione-Maria Nova and Daphnis Nova, owners of 955 Bloomfield Avenue stated their concerns regarding traffic impact, public safety, speeding along Bloomfield Avenue and construction phasing.

Mr. Paul Dalton of Selom Management Company, stated that he is responsible for maintaining the apartment building immediately to the west of the property in question. He requested more time to review the application. Mr. Dalton confirmed that he received notice of the application and did not review the files prior to the meeting.

Michael Ryden, Esq. appeared on behalf of the owners of the building immediately to the east of the property in question. He thanked the applicant for their spirit of cooperation in developing a plan that addresses their concerns.

Mr. Gaccione summarized the application. He stated that the application is a positive for the community. Safety will be improved, landscaping will be improved, fewer traffic movements will occur due to the increased capacity on site and that the project is visually compatible with the neighborhood.

After some discussion, on motion by Mr. Mehrotra, seconded by Ms. Murphy, the application was unanimously approved subject to the following conditions:

1. The Applicant shall comply with all conditions and requirements set forth in the Planning Board's prior Resolutions, dated October 21, 1998, October 15, 2003, AND July 20, 2005 to the extent applicable.
2. The Applicant will comply with all comments and recommendations contained in the Memorandum from the Borough Engineer.
3. The Applicant shall submit a staging plan for review and approval by the Borough Engineer.
4. The location of the handicap parking spaces are subject to review and approval by the Borough Engineer.
5. The Applicant shall submit an amended site plan incorporating all changes and revisions discussed during the hearing which plan shall be subject to review and approval by the Borough Engineer.
6. The Applicant's landscaping plans shall be subject to review and approval by the Borough Forester, and all landscaped areas shall be properly irrigated at all times.
7. The Applicant shall maintain at least 22 onsite parking spaces at all times during construction of the parking structure.
8. The proposed standpipes shall be subject to review and approval by the Fire Department.
9. The Applicant shall comply with all applicable requirements for protection of adjoining properties during construction set forth in N.J.A.C. 5:23-2.34.
10. The Applicant shall obtain all permits and approvals required by other governmental agencies in connection with this project, including Essex County Planning Board approval, and comply with all conditions of said permits and approvals.

Public Comment

Chair Mason called for general public comments. None were made.

Adjournment

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary