

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

July 15, 2015

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
 Siegel, Vice Chair
 Fields
 Hegarty
 Councilperson Morrow
 R. Morrow
 Murphy
 Rohal

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: Borgers
 Mehrotra
 Turiano

Adoption of the May 20, 2015

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

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 Zichelli informed the Planning Board members that the Mayor and Council have withdrawn their request for the Planning Board to examine this area as a potential area in need of redevelopment.

Area in Need of Redevelopment Study

Designation as Area In Need of Redevelopment

School of Nursing Site

Bay Avenue

Mr. Zichelli stated that the Montclair Planning Board has just adopted a resolution finding the area study to qualify for "area in need" designation. He stated that the Mayor and Council of Montclair

must adopt a resolution declaring the area in need of development. Once adopted a request for proposals to prepare a redevelopment plan will be released.

2 Brooklawn Road**Metropolitan Ventures, LLC****Appeal of Historic Preservation Commission Decision**

The Chair called for the application. No one was present to put forward the application.

Public Comment

Chair Mason called for public comment.

Ms. Deborah Dine of 6 Laurel appeared before the Planning Board and requested that the Planning Board members consider the installation of a cul-de-sac at the top of Laurel Place, the intersection of Laurel Place and Highland Avenue. Mr. Louis Alway, owner of 26 Laurel Place stated his concern that if a cul-de-sac is built that a portion of his property may have to be taken.

Mr. Rohal stated that this intersection will be included for study in the Request for Proposals for the School of Nursing Redevelopment plan.

2 Brooklawn Road**Metropolitan Ventures, LLC****Appeal of Historic Preservation Commission Decision**

Chair Mason called for the application. Joseph and Jodie Campbell of Metropolitan Ventures, LLC, appeared before the Board and were sworn. Marked for identification were the following:

- A-1 Two photographs of site.
- A-2 Pictures of typical railings approved by Historic Preservation Commission.
- A-3 Memo prepared by Michael Zichelli, dated July 11, 2015.
- A-4 Photographs of existing house.

Mr. Campbell stated that they have purchased the house and described the renovations being made to the house. He stated that the exterior siding is being replaced along with several other improvements. Review and approval was granted by the Glen Ridge Historic Preservation Commission for the project. During the course of construction the contractor removed the roof over the rear deck and installed an entirely new railing system. The Construction Official instructed the property owners to return to the Historic Preservation Commission for review of the new modifications. The Commission denied the installation of the new railing. Mr. Campbell stated that the new railing should be allowed to stay and that they do not detract from the house. He further stated that the railings that were removed were unsafe and that the new railings are an improvement to the home.

The Chair called for public comment. Mr. Peter Herrigel and Ms. Sarah Githens of the Glen Ridge Historic Preservation Commission appeared before the Board. They stated that the application was denied due to the inconsistency between the design of the home and the modern railing system. They further stated that the railing such as the one installed is not consistent with the streetscape as well.

Members of the Board asked the applicants why the original railing was removed and why a new one was installed. They further asked for a cost differential between the installed railing and a typical railing found in the historic district.

After some discussion, on motion by Ms. Fields, seconded by Mr. Hegarty, the Board denied the approval of the railings, Vice Chair Siegel voted in the negative.

Adjournment

On motion by Mr. Hegarty seconded by Ms. Murphy the meeting was adjourned.

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary