

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

August 15, 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
 Hegarty
 Councilperson Morrow
 R. Morrow
 Robinson
 Rohal
 Turiano

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: Fields
 Murphy

Adoption of the June 20, 2018 Minutes

On motion by Councilperson Morrow, seconded by Mr. Turiano, the Minutes of the June 20, 2018 meeting were adopted.

Adoption of the Memorializing Resolution

Michael Pensak

134 Ridgewood Avenue

On motion by Mr. Morrow seconded by Mr. Hegarty, the following memorializing Resolution was adopted, Chair Mason, Vice Chair Mehrotra and Ms. Robinson abstaining:

WHEREAS, Michael and Julia Pensak (the "Applicants"), owners of property located at 134 Ridgewood Avenue and designated as Lot 4 in Block 33 on the Glen Ridge Borough Tax Maps, filed an application with the Planning Board appealing a determination of the Historic Preservation Commission (the "Commission") which

denied the Applicants' request to maintain the porch railings installed contrary to the Commission's approval; and

WHEREAS, the Planning Board denied the Applicants' appeal following a public hearing which took place on December 20, 2017; and

WHEREAS, the Applicants subsequently applied to the Board for a rehearing of their appeal in accordance with Section 2.9-1 of the Board's Rules and Regulations; and

WHEREAS, the Board granted the Applicants' request and a rehearing of this appeal took place at the Board's regular meeting on June 20, 2018 at which time the Board heard testimony from the Applicants and the Chairman of the Historic Preservation Commission; and

WHEREAS, the Planning Board carefully reviewed all evidence presented in connection with this appeal, including photographs submitted by the Applicants, 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 appeared before the Glen Ridge Historic Preservation Commission on April 6, 2016 and the Glen Ridge Planning Board meeting on April 20, 2017. The applicants received approval for an addition and exterior modifications to the existing house subject to certain conditions.

3. During the course of construction, the project deviated from the approved plans. In particular, the balusters installed did not match the balusters shown on the approved permit drawings nor were they approved by a subcommittee of Commission members.

4. The applicants then appeared before the Historic Preservation Commission at its November 1, 2017 meeting and requested approval of the amended project with the nonconforming balusters. The Historic Preservation Commission denied the request and the Applicants have appealed the Commission's decision to the Planning Board.

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 balusters installed by the Applicants satisfy the relevant criteria in Glen Ridge Ordinance 15.32.200.E and F in that the balusters installed are not visually incompatible with the Applicants' home, and the railing design falls within the diversity of stylistic treatments that is consistent and sufficiently compatible with the

architecture of the house and is in keeping with the creative diversity which is essential to the street-scape which forms the justification for the Glen Ridge historic district.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the appeal filed by Michael and Julia Pensak from the decision of the Historic Preservation Commission is hereby granted, and the Applicants' amended railing design, including the balusters installed by the Applicants, is hereby approved.

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.

Public Hearing

Housing Element & Fair Share Plan

Chair Mason called for the hearing. Mr. Jeffery Janota, professional planner, appeared before the board and was sworn. He presented the draft Housing Element & Fair Share Plan. Mr. Janota reviewed the background of builder remedy lawsuit and the affordable housing requirements. The planner described the vacant land analysis. Mr. Janota then reviewed the process of analysis for drafting the proposed plan. He then described the mechanisms for satisfying the requirements and the unmet need. The planner then reviewed the rehabilitation obligation.

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.

Chair Mason called for public questions and comments. No comments were made.

On motion by Councilperson Morrow, seconded by Mr. Hegarty, the plan was unanimously adopted.

Site Plan Application

Glen Ridge Redevelopers, LLC

Baldwin Street Redevelopment Plan

Chair Mason called for the application. Robert Kasuba, Esq. appeared before the Board and summarized the application to construct a multifamily development in accordance with the adopted redevelopment plan.

Mr. Jerry Simon, project architect, appeared before the Board and was sworn. He briefly described the overall building, courtyard and parking structure. The following were marked as exhibits:

- A-1 Site Plan prepared by Bowan engineering, dated August 5, 2018
- A-1 Architectural Roof Plans prepared by Lessard Design,
dated March 16, 2018

The architect described the 110 unit apartments and the breakdown of the size of the units. He stated that there will be 188 parking spaces on site. The interior spaces of the building were reviewed. Mr. Simon reviewed the dumpster location, anticipated pedestrian flow and tenant move in process. He stated that the parking garage will be open to the air and described the lighting. The HVAC system was also described.

The exterior finishes of the building were presented by Mr. Simon. Marked as exhibits were the following:

- A-3 Colorized elevation drawing prepared by Lessard Design, Sheet A201 dated August 9, 2018
- A-4 Colorized elevation drawing prepared by Lessard Design, Sheet A202 dated August 9, 2018
- A-5 Material sample board

The project architect presented the variety of building materials proposed for the façade. He described the status of the project's review by the Glen Ridge Historic Preservation Commission. The facade details and setbacks for the street were reviewed. The site lighting was described as well.

Board members asked the architect to provide further details regarding the lighting, HVAC operations, and interface with the parking deck and bicycle storage.

Chair Mason called for questions from the public. Michael Rubin, Esq. representing the owner of 93 and 95 Bay Street LLC, asked questions regarding the headlight glare from the parking decks and potential impact of noise on the adjoining properties.

Hillary Leonard, 83 Bay Street, stated her concern regarding storm water runoff.

Joseph Forgione, owner JMF, property and developer, appeared before the Board. He described the status of the application before the Glen Ridge Historic Preservation Commission. He also reviewed the bicycle storage on the parking garage. The developer also described the HVAC operations. The storm water detention was reviewed as well. The construction phasing and refuse pick up was described.

Mr. Rohal reviewed the site plan and his plan review comments and his proposed conditions of approval from an engineering perspective. Board members stated their concerns about the security of the open air parking deck and the noise from the HVAC system.

Chair Mason called for public comment. Michael Rubin, Esq. representing owner of 93 and 95 Bay Street LLC, thanks the Board members for their time and asked for a vegetative buffer between the adjoining property. He also asked that the Board consider an eight foot fence on the property line.

The application was summarized.

After some discussion of proposed conditions, on motion by Mr. Morrow, seconded by Mr. Hegarty, the application was unanimously approved subject to the following conditions:

1. The applicant shall comply with all of the comments and recommendations contained in the report from the Borough Engineer dated August 15, 2018.
2. The applicant shall install a seven-foot solid, white vinyl fence along the rear property line.
3. The applicant and the owner of the property located at 93 and 95 Bay Street shall confer with the Borough Forester in the field post-construction to discuss supplemental landscape plantings to be provided along the rear property line. The applicant shall install supplemental landscape plantings as mutually agreed to by the applicant, the owner of the adjoining property and the Borough Forester.
4. Prior to the start of construction, the applicant shall provide a report from an acoustical engineer confirming that all air conditioning units comply with New Jersey noise regulations for both daytime and nighttime operations.
5. The applicant shall return to the Borough Historic Preservation Commission for final approval of the exterior building materials.
6. The applicant shall provide an operations and maintenance manual for the storm water system.
7. The applicant's landscape plans shall be subject to review and approval by the Borough Forester.
8. The applicant shall obtain all required approvals and permits from other governmental entities having jurisdiction over the project.
9. The applicant shall comply with all applicable Borough ordinances and regulations and all state and county laws and regulations applicable to this project, including the requirements of the Baldwin Street Redevelopment Plan.

**Amended Site Plan Subcommittee Presentation
One Bay Urban Renewal, LLC
311 Bay Avenue**

Mr. Rohal presented amended plans for the site plan of One Bay Urban Renewal, LLC at 311 Bay Avenue. He stated that the Site Plan Subcommittee met with the applicant to review the proposal to amend grading on the site. He further stated that the building location, number of parking spaces and setbacks will remain the same. The grade changes, taller retaining wall and landscaping were reviewed. Mr. Rohal stated that he reviewed the proposed plans with adjoining property owner on Bay Avenue. After some further discussion, the Board concurred with the findings of the Site Plan Subcommittee and the changes were approved.

Public Comment

Chair Mason called for public comment. No comments were made.

Adjournment

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary