

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

**August 21, 2019**

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**Open Public Meetings Act & Roll Call**

The meeting was called to order at 7:30 p.m. and Mr. Rohal read the Sunshine Act Notice.

The roll was called.

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

Trembulak, Esq.

ABSENT:           Ratnow-Meyer

Zichelli, Secretary

**Adoption of the May 8, 2019 and June 19, 2019 Minutes**

On motion by Councilperson Morrow, seconded by Dr. Dawson, the Minutes of the May 8, 2019 and June 19, 2019 meetings were adopted.

**Application of Glen Ridge Board of Education**

**Central Avenue School Chiller Enclosure**

**and**

**Linden Avenue School Chiller Placement**

**Appeal of Historic Preservation Commission Decision**

Chair Mason called for the appeal. Elisabeth Ginsburg, President, Frank Bowlby, project architect, and Anthony Marino, attorney, appeared before the Board.

Mr. Bowlby stated that as part of their construction plan, the Board of Education presented three project components for the Central Avenue School. The first two design

components, the infilling of the openings created by the bank in the Bloomfield Avenue façade and for the new doors on that same elevation, were approved by the Historic Preservation Commission.

He further stated that the third component was for the installation of a decorative metal fence to enclose the chiller that sits in the parking lot fronting Bloomfield Avenue. At the Commission's July 10, 2019 meeting, the Board of Education presented plans for a new brick wall enclosure with an open weave of brick to permit needed air circulation for the chiller. This design was approved. At this point, the project architect stated that the Board of Education would like to revert to their initial decorative metal fence enclosure design.

Mr. Geoffrey Darby of the Glen Ridge Historic Preservation Commission and Margaret Hickey, preservation consultant to the Glen Ridge Historic Preservation Commission, appeared before the Board and stated that the properties in question are historic public buildings and should be held to the highest of standards. Mr. Darby further stated that the fence proposed was never acted upon by the Glen Ridge Historic Preservation Commission.

The applicant's attorney argued that according to current case law, the Planning Board's review is simply a courtesy review and their comments are not binding.

After much discussion, it was determined that the enclosure proposal presented was never formally acted upon by the Historic Preservation Commission. The Planning Board remanded the application as presented back to the Glen Ridge Historic Preservation Commission.

Mr. Frank Bowlby, project architect, stated that at the Linden Avenue School, the Board of Education proposed three new equipment pieces to be installed, an electrical transformer, an electrical switchbox and a new chiller. The initial placement for this equipment was in the front of the building in proximity of the addition. This proposal was rejected by the Historic Preservation Commission. The second placement for the transformer and switch box at the rear of the building was approved at the Commission's July 10, 2019 meeting. Also approved at this meeting was the placement of the new chiller on the roof of the addition of the Linden Avenue School. At this point in time, the Board of Education would like to install the chiller in front of the building.

After much discussion, it was determined that the proposal presented was never formally acted upon by the Historic Preservation Commission. The Planning Board remanded the application as presented back to the Glen Ridge Historic Preservation Commission.

**Presentation by  
Borough of Glen Ridge  
Capital Improvements Review**

As per State requirements, Mr. Rohal presented the Mayor' and Council's capital improvement plan. He described the projects and estimated values. Members of the Board ask why they are reviewing this document and what input they should be providing. Mr. Rohal stated that capital plans are typically presented to Planning Boards so the Mayor and Council can coordinate land development. However, the nature of the projects proposed will not affect land use development. The members of the Board thanked him for the presentation.

**Review  
Borough of Glen Ridge  
122 Carteret Street  
Site Plan Review for Salt Storage Shed**

Mr. Rohal presented plans for the demolition of an existing salt shed and construction of a new on at the Glen Ridge Public Works Yard. He reviewed the size and location of the new shed. He stated that the new shed will measure 24' by 28' by 22.5' tall and will be clad with wood and have a standing seam metal roof. The Borough Administrator and Engineer stated that the structure will be placed 10' from the side property line closest to the adjoining neighbors and that the current trees and vegetative screening will not be disturbed by the construction of the storage shed. He concluded that the lighting for the structure will be internal and not affect the surrounding properties.

Members of the Board reviewed the plans. Mr. Dawson stated his support of the new structure

**Public Comment**

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

**Adjournment**

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

Respectfully Submitted,

Michael Rohal  
Acting Secretary