

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

**September 16, 2015**

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**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  
                  Fields  
                  Mehrotra  
                  Councilperson Morrow  
                  R. Morrow  
                  Murphy

Turiano

Trembulak, Esq.  
Zichelli, Secretary

ABSENT:           Siegel, Vice Chair  
                  Hegarty  
                  Rohal

**Adoption of the July 15, 2015**

On motion by Councilperson Morrow, seconded by Ms. Murphy, the Minutes of the July 15, 2015 meeting were adopted, members Borgers, Mehrotra and Rohal abstaining.

**Adoption of the Memorializing Resolution of  
2 Brooklawn Road  
Metropolitan Ventures, LLC**

On motion by Mr. Morrow, seconded by Ms. Murphy, the following memorializing resolution was adopted, members Borgers, Mehrotra and Rohal abstaining:

WHEREAS, Joseph and Jodie Campbell of Metropolitan Ventures, LLC, owners of property located at 2 Brooklawn Road and designated as Lot 3 in Block 15 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 applicants' request to maintain the new porch railings installed on their single family house without Historic Preservation Commission approval on the subject property; and

WHEREAS, the Planning Board conducted a public hearing on this appeal at its regular meeting on July 15, 2015 at which time the applicants testified and submitted various photographs of the house, deck and railings; and

WHEREAS, the Planning Board carefully reviewed all evidence presented in connection with this appeal, including testimony from the Chairman of the 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. During the course of construction the contractor demolished the roof and railings associated with the rear deck. The contractor installed new deck railings without review and approval by the Glen Ridge Historic Preservation Commission.
3. The applicants applied to the Commission for approval to maintain the newly installed railings 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.
4. On or about July 8, 2015, the Commission rendered a decision denying the applicants' request to maintain the new railings.
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 new railings do not satisfy the relevant criteria in Glen Ridge Ordinance 15.32.200.E and F in that railings are not consistent with the architecture of the house nor consistent with the streetscape in the surrounding neighborhood.
7. Accordingly, the Planning Board determined that the applicants must remove the railings and install new railings that are reviewed and approved by the Glen Ridge Historic Preservation Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the appeal filed by Metropolitan Ventures, LLC 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.

### **Appeal of Historic Preservation Decision**

**Carl & Kimberly Amici**

**486 Ridgewood Avenue**

Chair Mason called for the application. Carl and Kimberly Amici, homeowners, appeared before the Board and were sworn. They described their proposal to remove the existing slate roof on their home and replace it with GAF Timberline asphalt shingles. The homeowners stated that they appeared before the Glen Ridge Historic Preservation Commission and their application was denied. The homeowners stated that the price of replacing a slate roof is cost prohibitive and their roof is in need of immediate repair. Mark as exhibits were the following:

- A-1 Listing of two new homes to be constructed on Ridgewood Avenue.
- A-2 Roofing Quote prepared by American Roofing.

Chair Mason called for public questions and comments.

Peter Herigel and Kit Shackner of the Glen Ridge Historic Perseveration Commission appeared before the Board and states that the when reviewing this specific home, they felt the slate roof was a defining characteristics and that the slate should be maintained.

Members of the Board asked the Commission members to describe when have they approved the removal of slate rooves and replacement with another material.

Mr. Eric Oishi of 538 Ridgewood Avenue appeared before the Board and stated his concerns about cost impacts and decrease in values if slate rooves must be maintained throughout the Borough.

The homeowners concluded their case by stating slate rooves have been replaced throughout the Borough with another material. They further stated that the entire roof is not slate and actually consists of three different materials. They urged the Board to approve the removal of the slate roof and replacement with an alternative material.

On motion by Ms. Fields, seconded by Ms. Murphy, the application to remove the slate roof and replace it with GAF Timberline Asphalt shingles was approved, members Mehrotra and Turiano voting ion the negative.

### **Appeal of Historic Preservation Decision**

**Steven & Magda D'Addone**

**404 Ridgewood Avenue**

Chair Mason called for the application. Steven and Magda D'Addone, homeowners, appeared before the Board and were sworn. The homeowners filed an appeal to the Planning Board from a determination of the Glen Ridge Historic Preservation Commission denying the applicants' proposal to modify the Commission's prior approval to construct a two and one half story addition onto their single family home.

The following were marked as exhibits:

- A-1 Binder containing architectural drawings prepared by Daniel Kopec Architect, LLC with the modifications drawn by the applicants, photographs of the existing home and photographs of other houses in the neighborhood.

The homeowners described the proposed addition to their home and reviewed the changes made in the field. The addition had been increased in size along with modifications to the details of construction. They reviewed the size of the addition and the size of some of the surrounding homes.

Members of the Board asked the applicant to further describe some of the details and the scale of the property.

Chair Mason called for public comment and questions.

On motion by Mr. Morrow, seconded by Mr. Turiano, the application was remanded to the Glen Ridge Historic Preservation Commission with instructions that the applicants submit a completed application and fully detailed submittal to be considered in its entirety in accordance with the standards and criteria set forth in the aforementioned sections of the Glen Ridge Historic Preservation Ordinance.

**Site Plan Approval  
Glen Ridge Country Club  
555 Ridgewood Avenue**

**The Chair called for public comment.**

1. The applicant will comply with all comments and requirements of the Borough Fire Department.
2. The Stormwater Management Plan shall be subject to review and approval by the Borough Engineer, and the applicant will comply with all of the Engineer's comments and recommendations.
3. The applicant's landscape plans shall be subject to review and approval by the Borough Arborist.
4. The applicant shall comply with all applicable Borough ordinances and regulations and all state and county laws and regulations applicable to this project.

**School of Nursing  
Bay Street  
Area in Need of Redevelopment Update**

Mr. Zichelli stated that the proposals for the consultants to draft the redevelopment plan have been received and that the subcommittee intends to meet next week and make a recommendation to the Mayor and Council.

**Public Comment**

Chair Mason called for public comment.

Ms. Deborah Dine of 6 Laurel appeared before the Planning Board to reiterate her request that a cul-de-sac be constructed on the top of Laurel Place.

**Executive Session/ Adjournment**

On motion by Councilperson Morrow, seconded by Mr. Morrow, the Planning Board unanimously agreed to adjourn the regular meeting and enter into executive session.

Respectfully Submitted,

Michael P. Zichelli, AICP/PP  
Secretary