

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

September 27, 2017

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
 Hegarty
 Councilperson Morrow
 Murphy
 Rohal
 Turiano

 R. Gaccione, Esq.
 Zichelli, Secretary

ABSENT: Fields
 R. Morrow
 Trembulak, Esq.

**Adoption of the Memorializing Resolution of
Christa Bachman & Ilker Oklen
354 Washington Street**

On motion by Councilperson Morrow, seconded by Mr. Mehrotra, the following Memorializing Resolution was adopted, members Murphy and Rohal, abstaining:

WHEREAS, Christa Bachman & Ilker Oklen, owners of property located at 354 Washington Street and designated as Lot 17 in Block 25 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 Timberline HD roofing shingles; and

WHEREAS, the Planning Board conducted a public hearing on this appeal at its regular meeting on August 23, 2017 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 a 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 Timberline HD roofing 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 August 2, 2017, 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 Christa Bachman & Ilker Oklen 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.

Baldwin Street Redevelopment Preliminary Investigation Report

Mr. Zichelli provided a brief background regarding the redevelopment process. He stated that the Redevelopment Area Investigation Report has been prepared Jeffrey Janota, Professional Planner of H2M, to determine whether the area known as the Baldwin Street Redevelopment Area meets the statutory criteria for designation as an "area in need of redevelopment," pursuant to the Local Redevelopment and Housing Law ("LRHL") of the New Jersey Annotated Statutes (N.J.S.A. 40A:12A-1 et seq).

Mr. Janota, reviewed the redevelopment process and describe the background of the site in question. The planner then listed the statutory criteria for declaring an area in need of redevelopment.

Mr. Janota presented his report to the Board. He described the site and the surrounding properties. He reviewed the current infrastructure and land uses. The structures on the site were then described. He stated that many of them are nonconforming uses for the zoning that they are designated. He then summarized his report and stated that the properties in question meet the criteria to be declared as an area in need of redevelopment.

After some discussion and review of some of the details in the report, on motion by Mr. Hegarty, seconded by Mr. Rohal, the following memorializing resolution was unanimously adopted:

WHEREAS, by Resolution 79-1, dated May 22, 2017, the Borough Council authorized the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties designated as Block 72, Lots 2, 3, 4, 9 and 10 on the Borough Tax Maps meet the criteria for designation as an Area in Need of Redevelopment or An Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq; and

WHEREAS, the Planning Board, engaged H2M Associates, Inc. ("H2M") to undertake an investigation of the subject properties; and

WHEREAS, H2M prepared a written report entitled "Baldwin Street Area in Need of Redevelopment Preliminary Investigation Report," which report was reviewed by the Glen Ridge Planning Board at a public meeting held on September 27, 2017; and

WHEREAS, in the course of the public meeting, the Board reviewed the aforementioned report and the testimony of Jeffery L. Janota, AICP, PP, and interested members of the public; and

WHEREAS, based upon its review of the aforementioned report and the testimony presented during the public hearing, the Planning Board determined that the subject properties located in the Borough of Glen Ridge satisfy the criteria for designation as an Area in Need of Redevelopment for the reasons stated in the Preliminary Investigation Report.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the Board hereby recommends to the Borough Council that the properties designated as Block 72, Lots 2, 3, 4, 9 and 10 each be designated as an Area in Need of Redevelopment in accordance with the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.

BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to the Borough Council.

Public Comment

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

Adjournment

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary