

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

**October 21, 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  
                  Fields  
                  Hegarty  
                  Mehrotra  
                  Councilperson Morrow  
                  R. Morrow  
                  Murphy  
                  Rohal  
                  Turiano

                  Trembulak, Esq.  
                  Zichelli, Secretary

ABSENT:           Siegel, Vice Chair  
                  Borgers

**Adoption of the September 16, 2015**

On motion by Councilperson Morrow, seconded by Mr. Turiano, the Minutes of September 16, 2015 meeting were adopted, members Hegarty and Rohal abstaining.

**Adoption of the Memorializing Resolution of**

**Carl & Kimberly Amici**

**486 Ridgewood Avenue**

On motion by Councilperson Morrow, seconded by Ms. Fields, the following Memorializing Resolution was unanimously adopted, members Hegarty and Rohal abstaining:

WHEREAS, Carl and Kimberly Amici, owners of property located at 486 Ridgewood Avenue in the Borough of Glen Ridge, and designated as Block 125, Lot 21 on the Glen Ridge Borough Tax Map, filed an appeal to the Planning Board of the Borough of Glen Ridge from a determination of the Glen Ridge Historic Preservation Commission denying the applicants' application to replace a primarily slate roof on their single family home, located on the subject property, with fiberglass shingles; and

WHEREAS, the applicants submitted pictures of the house and roof, specifications on a new house being built in proximity to the applicants' house and a quote to replace the roof; and

WHEREAS, the Planning Board conducted a public hearing on this application at its regular meetings on September 16, 2015; 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 contains a single family dwelling which is located in the Glen Ridge Historic District. Accordingly, pursuant to Glen Ridge Ordinance 15.32, any proposed addition, alteration, construction or demolition of the existing structure requires review and approval of the Glen Ridge Historic Preservation Commission.

2. In July of 2015, the applicant filed an application to the Historic Preservation to remove the existing slate roof and replace it with GAF Timberline asphalt shingles. The subject application was considered by the Historic Preservation Commission at a meeting held on August 5, 2015 at which time the Commission denied the application.

3. 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.

4. Based upon the testimony and other evidence presented, the Planning Board concluded that the proposed reroofing project satisfies the relevant criteria in Glen Ridge Ordinance 15.32.200.E and F in that new roof will result in a street view that will be visually compatible with the applicants' home and other single-family houses located on adjacent properties.

5. Accordingly, the Planning Board determined that the applicants are entitled to remove the existing roof and install GAF Timberline asphalt shingles.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the appeal filed by Carl and Kimberly Amici from the decision of the Historic Preservation Commission is granted, and the applicants' request to remove the existing roof and replace it with GAF Timberline shingles 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.

### **Adoption of the Memorializing Resolution**

**Steven & Magda D'Addone**

**404 Ridgewood Avenue**

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

WHEREAS, Steven & Magda D'Addone, owner of property located at 404 Ridgewood Avenue in the Borough of Glen Ridge, and designated as Block 110, Lot 6 on the Glen Ridge Borough Tax Map, filed an appeal to the Planning Board of the Borough of Glen Ridge 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; and

WHEREAS, the applicants submitted 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; and

WHEREAS, the Planning Board conducted a public hearing on this application at its regular meetings on September 16, 2015; and

WHEREAS, the Planning Board carefully reviewed and considered the applicants' drawings and the testimony and other evidence presented by the applicant in connection with its appeal and the decision of the Historic Preservation Commission, and made the following findings of fact:

1. The subject property contains a single family dwelling which is located in the Glen Ridge Historic District. Accordingly, pursuant to Glen Ridge Ordinance 15.32, any proposed addition, alteration, construction or demolition of the existing structure requires review and approval of the Glen Ridge Historic Preservation Commission.

2. In August of 2015, the applicants filed an application to the Historic Preservation Commission to modify the Commission's prior approval of an addition onto their single family home. The application was filed because during the course of construction of the approved addition, the applicants partially constructed an addition larger than what was approved by the Commission. The application, for the modification after the prior approval, was considered by the Historic Preservation Commission at a meeting held on August 5, 2015 at which time the Commission denied the application to modify the prior approval.

3. The applicants filed an appeal from the Commission's decision to the Glen Ridge Planning Board pursuant to Glen Ridge Ordinance 15.32.220B.2 which provides that the planning board shall make a "final determination" as to whether the application satisfies the criteria of the Historic Preservation Ordinance.

4. Upon considering the testimony presented by the applicants, the Planning Board concluded that the application submitted to the Historic Preservation Commission was incomplete and that the Commission did not have sufficient information to determine if the expanded addition complied with the applicable criteria under the Historic Preservation Ordinance. Accordingly, the Planning Board determined to remand the entire application to the Historic Preservation Commission for review in accordance with the applicable standards and criteria set forth in Section 15.32.200E and F of the Historic Preservation Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the application of Steven & Magda D'Addone is hereby 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.

BE IT FURTHER RESOLVED, that a copy of this Resolution be transmitted to the applicant, the Borough Council, the Historic Preservation Commission and the Construction Code Official.

#### **Adoption of the Memorializing Resolution**

##### **Glen Ridge Country Club**

##### **555 Ridgewood Avenue**

On motion by Ms. Fields, seconded by Mr. Turiano, the following Memorializing Resolution was unanimously adopted, members Hegarty and Rohal abstaining:

WHEREAS, the Glen Ridge Country Club, owner of property located at 555 Ridgewood Avenue and designated as Block 132 Lots 1, 1.01, 2 and 14 on the Glen Ridge Tax Maps, filed an application with the Glen Ridge Planning Board for amended site plan approval to construct a series of improvements to the applicant's country club, including demolition of the existing pro shop and construction of a new and larger pro shop, extensive renovations to the main clubhouse building, including several additions

and modifications to the front entrance, and renovations to the pool area, including expansion of the pool deck; and

WHEREAS, the applicant submitted a Preliminary and Final Site Plan prepared by Schommer Engineering, Inc., last revised on August 14, 2015, a Stormwater Management Report prepared by Schommer Engineering, Inc., dated August 14, 2015, and architectural drawings (12 sheets) prepared by JGA Architectural Design, dated September 16, 2015; and

WHEREAS, the Planning Board conducted a public hearing on September 16, 2015 at which time it was established that legal notice of this application had been properly published and that property owners within 200 feet of the subject property had been served with notice of this application; and WHEREAS, the Board carefully reviewed and considered the applicant's plans and the testimony and other evidence presented in connection with this application, and made the following findings of fact:

1. The property is located in the Planned Residential Development (PRD) Zone. Private country clubs are permitted uses in the PRD zone and swimming pools are permitted accessory uses.
2. The applicant is the owner and operator of the Glen Ridge Country Club, a private country club which has been located on the property for many years. The property contains an 18-hole golf course (a portion of which is located in Bloomfield), four outdoor tennis courts, a swimming pool and other accessory uses incidental to the country club.
3. The applicant proposes to construct a series of improvements to the country club, including demolition of the existing pro shop and construction of a new building for the pro shop and other uses, extensive renovations to the main clubhouse building, including additions in the rear and modifications to the front entrance, and renovations to the pool area, including expansion of the pool deck.
4. The applicant proposes to construct the improvements in three stages. The first phase will involve the demolition of the existing pro shop and the construction of the new pro shop building which will contain two stories of usable space. The lower level will include golf cart storage, a caddy room and a mechanical room. The main level will contain a new pro shop, tennis retail space, offices and a golf bag room/training center. The new building will be located 213.6 feet from the southerly side property line and 161.5 feet from the front property line on Ridgewood Avenue.
5. The second phase of improvements will involve exterior alterations to the main clubhouse building and the construction of several small additions to that building. The lower level of the renovated clubhouse will include a kitchen, dining area, locker rooms and mechanical room. The main level will include another kitchen, a ballroom, bar and wine room, service rooms, restrooms and a meeting room. The second level will contain office space, a break room for staff, and locker rooms and storage.
6. The third phase of improvements will involve renovations to the pool area, including expansion of the pool deck to connect the existing decking to the tiki bar area.
7. All of the improvements proposed by the applicant comply with the Borough Zoning Ordinance and the Site Plan Ordinance, and no variances or site plan waivers are required. Accordingly, the site plan is fully-conforming and the applicant is entitled to site plan approval, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Glen Ridge that the within application of the Glen Ridge Country Club for amended site plan approval be and is hereby approved in strict accordance with the aforementioned Site Plan prepared by Schommer Engineering, Inc., last revised on August 14, 2015, the Stormwater Management Report prepared by Schommer Engineering, Inc., dated August 14, 2015, and the architectural drawings (12 sheets) prepared by JGA Architectural Design, dated September 16, 2015, subject to the following condition:

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.

BE IT FURTHER RESOLVED that true copies of this Resolution be transmitted to the applicant, the Borough Council, the Borough Engineer, the Borough Tax Assessor and the Construction Official.

### **School of Nursing**

#### **Bay Street**

#### **Area in Need of Redevelopment Update**

Mr. Zichelli stated that the planning consultants from H2M have begun the research and data collection. He stated that traffic counters will be deployed on October 28<sup>th</sup>. He further stated that a public input session will be held on November 30, 2015.

### **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. She asked when the traffic data from the redevelopment study will be available. She also stated her concerns regarding the impact of traffic from development projects in Montclair.

### **Adjournment**

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP  
Secretary