

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

November 29, 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
 Dawson
 Fields
 Hegarty
 Councilperson Morrow
 R. Morrow
 Murphy
 Robinson
 Rohal

 Trembulak, Esq.
 Zichelli, Secretary

ABSENT: Turiano

Adoption of the September 27, 2017 Minutes

On motion by Mr. Mehrotra, seconded by Councilperson Morrow, the Minutes of the September 27, 2017 meeting were adopted, members R. Morrow, Fields, Robinson and Dawson abstaining.

**Baldwin Street Redevelopment
Redevelopment Plan**

John Malyska, Borough Attorney appeared before the Planning Board and discussed the background of the properties in question. He reviewed the pending litigation and settlement discussions. Mr. Malyska stated that the proposal has been reviewed by the Glen Ridge Historic Preservation Commission.

Mr. Zichelli provided some background regarding the site and development of this property. He stated that the redevelopment plan provides the development regulations and other standards to guide the redevelopment of the Baldwin Street Redevelopment

Area. He further stated that at this point in the planning process, it is the task of the Planning Board to prepare the Redevelopment Plan and that it will be forwarded to the Mayor and Council.

Mr. Jeffrey Janota, Professional Planner of H2M appeared before the Board and presented the proposed Redevelopment Plan. He stated that the Baldwin Street Redevelopment Area comprises of approximately 2.2 acres located on the northern side of Baldwin Street in the northwest section of Glen Ridge, adjacent to the border to the Township of Montclair. The professional planner reviewed the properties in question. He then reviewed the concepts of the proposed plan to develop the property for 98 dwelling units. Mr. Janota described the massing, setbacks and details of the plan. He concluded that the plan is consistent with the Glen Ridge Master Plan.

The members of the Board asked Mr. Janota to further review some of the details of the plan. Board members discussed the bicycle parking requirements and the storage units. They further discussed the definition of a wellness building and enforcement of the language in the proposed plan.

On motion by Mr. Mehrotra, seconded by Ms. Fields the Board unanimously recommended the redevelopment plan to the Mayor and Council.

Mr. Zichelli stated that the Redevelopment Plan will now be referred back to the Borough Council with the Planning Board's comments and changes. He stated that the Council must decide whether or not to adopt the plan via an ordinance.

Member Murphy stepped down for the hearing for the hearing of the following application.

Lillian Shi and Victor Lu

16 Sherman Avenue

Chair Mason called for the application.

Ms. Lilian Shi, owner, and Mr. Gary Novello of Statewide Contracting, appeared before the Board. Ms. Shi received approval for an addition and exterior modifications subject to certain conditions. She stated that during the course of construction, the project deviated from the approved plans. In particular, clapboard siding was installed in lieu of the "novelty" or Dutch lap siding as specified. Ms. Shi stated that she appeared before the Historic Preservation Commission at the November 1, 2017 meeting seeking approval of the amended project. The Historic Preservation Commission required the following:

1. The siding shall be replaced with Dutch Lap at a 5" exposure on the east original portion of the residence and return on the north side where it meets the point of new construction.

2. Modify the overhang on the porch roof as proposed by Project Architect Azrak and add a small hip at the north return.
3. Subcommittee review of Dutch Lap siding proposed to be installed.

The owner stated that they are seeking approval to maintain the siding in place. The owner stated that the siding in place is aesthetically pleasing and does not need to be changed. The contractor described the changes made to the property and why the siding in place was selected. Mr. Novello further described clapboard siding and its use in lieu of the Dutch lap siding.

Mr. Peter Herrigel, Chair of the Glen Ridge Historic Preservation Commission, appeared before the Board. He described the background of the application and the importance of the property in question. He stated that the Commission members found it important to preserve the architectural character of the farm house style home. He stated that the applicant had made several changes from the original plans and the Commission has worked with the owners on approving several of the changes. He concluded that the siding in place is significantly different from the Dutch lap style siding and that the Dutch lap siding is a defining feature of this style of home.

After some discussion, on motion by Mr. Morrow, seconded by Ms. Fields, the application was denied, Mr. Dawson abstaining.

Public Comment

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

Adjournment

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

Respectfully Submitted,

Michael P. Zichelli, AICP/PP
Secretary