

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

May 19, 2021

Statement of Open Public Meetings Act & Roll Call

The meeting was called to order at 7:30 PM, and Mr. DeLine read the Sunshine Act Notice.

The roll was called.

PRESENT: Councilor Morrow
 Mason, Chair
 Mehrotra, Vice Chair
 Hegarty
 Meyer
 R. Morrow
 Robinson
 Turiano
 Paul Jemas, Esq.
 DeLine, Secretary

EXCUSED: Fields
 Dawson

Welcome

Chair Mason welcomed the members to meeting.

Adoption of the April 21, 2021 Minutes

On motion by Councilor Morrow, seconded by Vice-Chair Mehrotra, the Minutes of the April 21, 2021 meeting were adopted.

Application 21-01

14 Douglas Rd (Block 30, Lot 3)

Aleksander Vargas and Elisa Cauron

Minor Subdivision

Prior to the hearing, Mr. Hegerty recused himself from their application, stating he lived within 200 feet of the applicant and that he had no discussion regarding the application. Mr. Gregory Mascera, Esq., representing the applicants, discussed the application, stating they are seeking a minor subdivision, as there are no variances required for the subdivision. Mr. Mascera described the proposed dimensions for the two properties to be subdivided into two conforming properties, noting that if the applicants complete the process of the subdivision, they will need to appear before the Township of Montclair.

Mr. Mascera called Mr. Aleksander Vargas, the property owner, as the first witness, who was sworn in by Mr. Jemas. The set of minor subdivision plans were entered into the meeting at Exhibit A1, prepared by Mr. Richard Hingos, Jr. professional land surveyor, prepared on December 20, 2019, and last revised on April 24, 2021. Mr. Vargas testified to the accuracy of the dimensions of the proposed subdivision.

Chair Mason asked if members of the Board had questions for the witness. Mr. Zichelli asked about the covered porch, and the applicant's intent to remove the covered porch. Mr. Mascera responded there was no intent to make any modifications to the existing home. Mr. Zichelli asked whether the covered porch met Montclair's setback and no setbacks were shown for the covered porch for the proposed lot line. Ms. Robinson pointed out the dimensions shown on the existing parcel and that the setback could be derived from those numbers. Chair Mason asked whether the covered porch then meets the setback, Mr. DeLine stated that while this will be a question for Montclair, in the Borough of Glen Ridge, porches that are enclosed on three sides are not counted against the setback and are considered an extrusion. Mr. Turiano asked about the Montclair requirements, and Mr. Mascera stated there would be variances in Montclair. Mr. DeLine's memorandum was entered into the meeting at Exhibit B1.

Chair Mason opened the meeting to questions by the public. No questions were asked by the public.

Mr. Zichelli further asked as to whether the applicant would be willing to submit a drainage plan as part of the site plan approval. Mr. Mascera stated the applicant would have no objection to submitting a drainage plan to Glen Ridge, if a site plan application was filed at a later date. Mr. Mascera concluded the application with final statements.

Chair Mason opened the meeting to comments by the audience. Mr. Peter Herrigel, Chair of the Glen Ridge Historic Preservation Commission, referenced his letter to Mr. DeLine, which was distributed to the Board prior to the meeting, and the letter was entered into the record as Exhibit B2. Mr. Evan Hernandez, located at 15 Douglas Road, stated he was opposed to the application, noting the property was part of the Glen Ridge Historic District and would detrimentally affect Douglas Road. Mr. DeLine showed on the set of plans where the municipal boundary was between the Borough of Glen Ridge and the Township of Montclair. Mr. Hernandez states that since part of the existing structure was in Glen Ridge, the parcel was part of the Historic District. Mr. DeLine replied the structure was not being changed and only the subdivision was the subject of the application. Mr. Hernandez expressed concern with the average lot width on Douglas Road being 50 feet, but the proposed new lot was only 48 feet.

Mr. Bill Turner, located at 17 Douglas Road, stated he was opposed to the application. Chair Mason closed the public comment period.

Councilor Morrow asked whether the applicants received the letter from Mr. Herrigel and if they would consider. Mr. Mascera said because there were no plans for a structure, they would not consider appearing before the HPC at this time. Mr. Mascera acknowledged the importance of the history of Glen Ridge and the importance of the HPC, and if there were ever plans developed for the subdivided parcel, they would give it consideration. Mr. Morrow asked if the Resolution should reference an additional approval required by Montclair. Mr. Jemas stated the Resolution could recognize the Planning Board's mindfulness of the fact, but not providing a recommendation to it. Vice-Chair Mehrotra asked about the order of the applications and the

need to get the approval of Montclair. Mr. Mascera stated there cannot be done anything on this lot even with Glen Ridge's approval, and the subdivision needs to be perfected in Montclair and making a Montclair approval a condition of the Board's approval would not be necessary.

Chair Mason reopened the meeting to public comment, and Mr. Turner asked about prior precedent to subdivisions with developments. Chair Mason clarified the Board does not work off precedent and can only consider the limited scope of the application, which does not include a development application.

On motion by Mr. Morrow, seconded by Mr. Zichelli, the application was approved. Mason, Mehrotra, Councilor Morrow, Meyer, Mr. Morrow, Robinson, Turiano, Zichelli all voted Aye.

Public Comment

Chair Mason opened the meeting to public comment. Mr. DeLine read an online question by Ms. Hegerty, who asked who would have jurisdiction on the next steps of the process. Mr. DeLine stated the applicant must also receive subdivision approval by the Township of Montclair first, then if there is a site plan application to develop the parcel, the applicant must also return to both Board's for approval again. Mr. Turner asked about the ability to sell the property. It was stated that if the subdivision were to be completed in Montclair, the property owner could sell the property to someone if they chose.

Councilor Morrow asked about receiving notice of the Montclair hearing. Mr. Zichelli responded that our clerk would receive notice. Mr. DeLine also stated anyone who received notice for the Glen Ridge hearing, would also receive notice for the Montclair hearing.

Adjournment

On motion by Vice Chair Mehrotra, seconded by Mr. Zichelli, the meeting was adjourned.

Respectfully Submitted,

Erik DeLine, PP/AICP
Secretary