

**A SUMMARY OF THE MINUTES OF THE  
GLEN RIDGE PLANNING BOARD  
HELD IN THE COUNCIL CHAMBERS**

**November 8, 2023**

---

**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: Mehrotra, Chair  
Bojsza  
Dawson  
Fields  
Robinson  
Turiano  
DeLine, Secretary  
Ferriero, Engineer

ABSENT: Zichelli  
Hegarty, Vice Chair  
Councilor Morrow  
R. Morrow

**Welcome**

Chair Mehrotra opened the meeting and welcomed the Board Members.

**Adoption of the October 18, 2023 Minutes**

On motion by Ms. Fields, seconded by Ms. Turiano, the Minutes of the October 18, 2023 meeting were adopted.

**Appeal of HPC Decision**

560 Ridgewood Ave (Block 147, Lot 5)  
Gaytha Kraushar

Ms. Kraushar was sworn into the meeting. She discussed her appeal with the Board, and the ruling and feedback provided by the Historic Preservation Commission (HPC). She discussed the conditions of her home, and she would like to place an asphalt roof which she believed would be more appropriate treatment for her roof than the Pennsylvania slate roof that exists currently and needs to be replaced.

Members of the Board asked about what alternatives the HPC offered to Ms. Kraushar. She discussed the alternatives and the costs associated with the alternatives. Members of the Board discussed other slate roofs in the area and the fact the home is in the Borough's Historic District.

The hearing was opened to the public. Ms. Yewaisis, Vice Chair of the HPC spoke. She recounted the results of the HPC hearing and the alternatives the HPC offered to Ms. Kraushar. Ms. Yewaisis was asked about other slate-like materials that could have been considered.

The Board discussed the appeal. Ms. Robinson discussed the home and what would be appropriate for a 1950's ranch house and whether the departure from the typical roofs found in that style of home and whether the slate roof even as a departure from the usual style made it worth maintaining. Ms. Bojsza discussed the fact that HPC determined that the home and its slate roof was a contributing piece of the historic fabric of the district. The Board had additional discussion regarding the HPC decision and the appeal process.

On motion by Ms. Robinson to approve the appeal, seconded by Ms. Fields, the motion was denied. Ms. Robinson and Ms. Fields voted yes. Chair Mehrotra, Mr. Dawson, Mr. Turiano, and Ms. Bojsza.

**Application PB 23-01**

20 Midland Ave (Block 20, Lot 7)

Open Concepts, LLC

Minor Subdivision Approval

Greg Mascera, attorney for the applicant began the hearing, discussing the proposed subdivision of property at 20 Midland Ave. Mr. Mascera provided an overview of the lot and the need for bulk variances for the new lot 7.

Ms. DeShan, owner of Open Concepts, LLC, was sworn in. Ms. DeShan discussed her residency in Glen Ridge, involvement in HPC, and her background as a real estate agent and developer. Ms. Deshan discussed the conditions of the property and the two homes she was looking to develop.

Mr. Dawson asked about the proximity of homes to the lot. Paul Ferriero, Board Engineer asked about the slope of the property based on Ms. Deshan's testimony.

Chair Mehrotra opened the meeting to the public for questions. Members of the public asked about the proposed home's proximity to surrounding properties, the number of variances requested, and the choice of two homes versus one home.

Jonathan Perlstein, architect for the applicant was sworn in. Mr. Perlstein discussed the plans and design of the two homes proposed. Members of the Board asked about the locations of the homes relative to the surrounding properties, drainage, home materials, and making the homes more sustainable. A colored rendering of the home was entered as Exhibit A1.

Mr. Ferriero asked about setbacks and whether area ways are part of the building. Mr. Ferriero went through the comments in his review letter. Mr. Ferriero raised concerns about the overhang and location of the proposed homes as they relate to constructability.

Chair Mehrotra opened the meeting to public questions. Members of the public asked about parking.

Gabe Bailer, Professional Planner for the applicant was sworn into the meeting.

Mr. Bailer discussed the required variances. Exhibits A2, which depicted Existing site conditions and surrounding neighborhood characteristics, and A3 which identified area lot widths were entered into the testimony. Mr. Gailer discussed the characteristics of the surrounding properties, identifying other flag lots in the area. Mr. Bailer went through the positive criteria and negative criteria of the application.

The Board asked questions of the planner related to the proofs required, the other flag lots, the master plan, and driveway width.

Chair Mehrotra opened the meeting to the public for questions to the planner. The public asked questions related to the potential detriments to the public, lot area requirements, subdivision requirements, ability to reach the rear home by fire apparatus.

Chair Mehrotra then opened the meeting to comments by the public. The public discussed the size of the homes relative to the surrounding neighborhood, potential issues with package delivery, proximity to homes, subdivision prohibitions on Ridgewood Ave, proximity to the Public Works yard.

Mr. Mascera summarized the application to the Board.

The Board deliberated the application, discussing the original intent of the subdivision law, the variances requested, and precedents.

On motion by Mr. Dawson to deny the application, and seconded Turiano, the application was unanimously denied. Chair Mehrotra, Dawson, Fields, Turiano, Robinson. And Bojsza voted Yes to deny.

### **Public Comment**

Chair Mehrotra opened the meeting to public comment. No comments were made.

### **Adjournment**

On motion by Ms. Bojsza, seconded by Ms. Robinson, the meeting was adjourned.

Respectfully Submitted,

Erik DeLine, PP/AICP  
Secretary