

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the December 10, 2015 Meeting

The regular meeting of the Zoning Board of Adjustment was called to order by Chairman Bruce Beal at 7:30 p.m. In attendance: Diane Herrlett, Janet Chen, Barbara Schineller, Denley Chew, Robert Bourne, Kay Tuite and Al Tarleton. Also in attendance was Spencer Rothwell, Esq., Board Attorney. Mr. Mitchell was absent. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

The Board reviewed the minutes of the September 2nd work session and September 10th regular meeting. A motion was made by Mrs. Herrlett and seconded by Mrs. Schineller and passed unanimously.

Old Business

Block 127, Lots 22 and 23
432 Grove Street
Applicant: 432 Grove Street LLC

Memorializing resolution overturning Zoning Officer's determination.

A motion to approve the memorializing resolution of 432 Grove Street LLC, 432 Grove Street was made by Mrs. Schineller and seconded by Mr. Bourne. The voice vote was as follows:

AYES: Mrs. Herrlett, Mrs. Chen, Mrs. Schineller, Mr. Bourne, Mrs. Tuite, Mr. Tarleton,
Mr. Beal
NAYS: None

Mr. Chew abstained from voting. The resolution is attached to these minutes.

Block 10, Lot 1
118 Forest Road
Applicant: Refined Homes Investor, LLC

Memorializing resolution for variances to construct second story addition and two story addition which will, if constructed, encroach into the required front side yard.

A motion to approve the memorializing resolution of Refined Homes Investor, LLC, 118 Forest Road was made by Mrs. Schineller and seconded by Mrs. Chen. The voice vote was as follows:

AYES: Mrs. Herrlett, Mrs. Chen, Mrs. Schineller, Mr. Chew, Mr. Bourne, Mrs. Tuite,
Mr. Beal
NAYS: None

The resolution is attached to these minutes.

Block 151, Lot 2
20 Ridge Road
Applicant: Jennifer and Michael Casas

Memorializing resolution for variances to construct extension of front porch which will, if constructed, encroach into the required front yard.

A motion to approve the memorializing resolution of Jennifer and Michael Casas, 20 Ridge Road was made by Mrs. Herrlett and seconded by Mrs. Schineller. The voice vote was as follows:

AYES: Mrs. Herrlett, Mrs. Chen, Mrs. Schineler, Mr. Chew, Mr. Bourne, Mrs. Tuite, Mr. Beal
NAYS: None

The resolution is attached to these minutes.

Block 115, Lot 44
792 Maple Avenue
Applicant: Mr. & Mrs. James Litvany

Memorializing resolution for variances to reconstruct garage destroyed by fire, construct second story addition over garage, construct entry roof over rear stairs, construct stairs on side yard and construct roof overhang requiring multiple variances.

A motion to approve the memorializing resolution of Mr. and Mrs. James Litvany, 792 Maple Avenue was made by Mrs. Schineller and seconded by Mr. Bourne. The voice vote was as follows:

AYES: Mrs. Herrlett, Mrs. Chen, Mrs. Schineler, Mr. Chew, Mr. Bourne, Mr. Tarleton, Mr. Beal
NAYS: None

Mrs. Tuite abstained from voting. The resolution is attached to these minutes.

New Business:

Block 77, Lot 16

10 Hillview Terrace

Applicant: Mr. Thomas DaSilva

Applicant proposes to construct second story addition and front canopy, which will, if constructed, encroach into the required front and side yard setbacks. Applicant seeks relief from Borough Ordinance 230-54B, where 50' front yard is required, 32.81' (second story) and 30.2' (front canopy) are proposed, a difference of 17.91' and 19.8' respectively, and 230-54C where a side yard of 12' is required, 10.4' is proposed, a difference of 1.6' and any other variances or waivers that may be required in connection with this application.

Mr. Rothwell swore in Thomas DaSilva, 10 Hillview Terrace. Mr. DaSilva stated he is looking to add a second floor addition over the existing dining room. Three variances are required to achieve this. The first variance is for the front yard setback, the second is for a front canopy and the third is for a side yard variance. The second floor addition will align with the walls of the first floor with the current footprint remaining the same. It will not make the non-conformities any worse than currently exist.

Mr. DaSilva believes there are several hardships in that the house sits on an undersized corner property and the location is along one of the side property lines with insufficient side yard setbacks. The square footage of the lot is 13,370 instead of the required 14,000.

Mr. DaSilva noted that the other renovations do not require variances and are conforming.

Mr. DaSilva stated that the additions keep this project well within the limits of EGFAR as well as impervious coverage.

Mr. Beal noted that a much larger hardship is that the property is severely pitched from the front to the rear.

Mr. DaSilva explained how the second story will be added without increasing the roof line; however, the pitch will be changed slightly.

Mr. Beal clarified that the canopy over the front steps would not be enclosed. Mr. DaSilva agreed.

There were no further questions from anyone on the Board or anyone in the audience.

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A motion to approve the application of Mr. Thomas DaSilva, 10 Hillview Terrace was made by Mrs. Herrlett and seconded by Mrs. Schineller. The voice vote was as follows:

AYES: Mrs. Herrlett, Mrs. Chen, Mrs. Schineller, Mr. Chew, Mr. Bourne, Mrs. Tuite,
Mr. Beal

NAYS: None

As there were no further residents wishing to be heard, a motion to adjourn the meeting was made by Mrs. Schineller, seconded by Mrs. Tuite and passed unanimously. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary