

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the June 11, 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, William Mitchell, Janet Chen, Barbara Schineller, Denley Chew, Robert Bourne and Kay Tuite. Also in attendance was Spencer Rothwell, Esq., Board Attorney and Mark Berninger, Zoning Official. Al Tarleton 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 May 6th work session and May 14th regular meeting. A motion was made by Mrs. Schineller and seconded by Mrs. Herrlet and passed unanimously with Mr. Mitchell and Mr. Chew both abstaining from the May 14th meeting.

Old Business

Block 65, Lot 12

157 Greenway Road

Applicant: Mr. & Mrs. Brian Sulborsky

Memorializing resolution approving the construction of an open front porch and second story dormer additions, which will, if constructed, encroach into the required front yard and side yard.

A motion to approve the memorializing resolution of Mr. and Mrs. Sulborsky, 157 Greenway Road was made by Mrs. Herrlett and seconded by Mrs. Chen. The voice vote was as follows:

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

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

Block 206, Lot 7

34 Hazelhurst Avenue

Applicant: Kayur Parekh and Namrata Palicha

Memorializing resolution approving the construction of a second story addition which will, if constructed, encroach into the required front side yard setback.

A motion to approve the memorializing resolution of Kayur Parekh and Namrata Palicha, 34 Hazelhurst Avenue made by Mrs. Schineller and seconded by Mrs. Herrlett. The voice vote was as follows:

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

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

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Block 63, Lot 4

102 Greenway Road

Applicant: Mark and Katarzyna Ura

Applicant proposes to construct second story addition, two story addition and front porch which will, if constructed encroach into the required front yard, side yard, rear yard and total side yards, and exceed the permitted Effective Gross Floor Area Ratio (EGFAR). Applicant seeks relief from Borough Ordinance 230-54(B), where a 47.5' front yard setback is required (average setback study), 46.44' (foundation of house) and 40.73' (porch) are proposed, a difference of 1.06' and 6.77' respectively, 230-54(C) where a side yard setback of 9.6' is required, 9.35' is proposed, a difference of .25' and a total side yard of 20' is required, 19.55' is proposed a difference of .45', 230-54(D) where a rear yard setback of 30' is required, 23.29' (foundation to house) and 20.01' (steps) are proposed, a difference of 9.9' and 6.71' respectively and 230-54(J) where an EGFAR of .365 (3,029.5 square feet) is permitted, .3954 (3,281.78 square feet) is proposed, a difference of .0304 (252.28 square feet) and any other variances and waivers that are required in connection with this application. Applicant has submitted new plans reducing the size, number and intensity of variances requested.

Mr. Rothwell reminded Mr. Ura, homeowner and Mr. Adach, architect that they were still under oath.

Mr. Adach thanked the Board for allowing them the opportunity to "rework" their application in an attempt to eliminate the EGFAR variance. The applicant has basically demolished the existing garage and rework the dimensions to be smaller. Additionally, the second floor variances were reduced. The left side yard setback has been increased from 9.35' to 12.6', where 9.6' is required, which eliminates this variance. The two variances for EGFAR have been reduced and are now conforming. The rear yard setback has also been improved; however is still non-conforming.

Mr. Beal asked how close to the two front "bump-outs" extend toward Greenway past the front of the house.

Mr. Adach replied the existing house is 49.32' to the street and the applicant is proposing 46.61', so slightly under 3'.

Mr. Beal commented even with the addition coming closer to Greenway the proposed addition is still in line with the neighboring homes.

Mrs. Herrlett asked what the hardship would be for the variances.

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Mr. Adach replied the lot is non-conforming and shallow. Additionally, there is a curve on the street that affects the property.

Mr. Mitchell commented if this application is approved the EGFAR leaves no margin for error.

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

A motion to approve the revised application of Mark and Katarzyna Ura, 102 Greenway Road was made by Mr. Chew and seconded by Mrs. Schineller. The voice vote was as follows:

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

The resolution will be memorialized at next month's meeting.

New Business:

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

Zoning Officer made a determination that a proposed use of the property does not fall under the use variance granted by a previous owner. Applicant requests relief from that determination.

At the request of the applicant, this application is being continued until the July meeting.

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 8:20 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary