

**GLEN ROCK ZONING BOARD OF ADJUSTMENT**  
**Minutes of the June 12, 2014 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 and Robert Bourne. Also in attendance was Spencer Rothwell, Esq., Board Attorney and Mark Berninger, Borough Zoning Official. Mr. Mitchell and Mrs. Tuite were absent. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

The Board reviewed the minutes of the April 30, 2014 work session and May 8, 2014 regular meeting. A motion was made by Mrs. Schineller and seconded by Mr. Chew and passed unanimously with Mrs. Chen abstaining from the April 30<sup>th</sup> work session.

Mr. Beal noted that member Michael Peters has resigned due to business obligations. Once a new member is found they will be sworn in.

**Old Business**

**Block 90, Lot 30**  
**725 Lincoln Avenue**  
**Applicant: William and Jennifer Lohr**

Memorializing resolution approving construction of wood deck which will, if constructed, encroach into the required front side yard.

A motion to approve the memorializing resolution of Mr. and Mrs. William Lohr, 725 Lincoln Avenue was made by Mrs. Schineller and seconded by Mr. Chew. The voice vote was as follows:

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

The resolution is attached to these minutes.

**Block 150, Lot 9**  
**68 Ridge Road**  
**Applicant: Mr. & Mrs. Paul Moscatello**

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

A motion to approve the memorializing resolution of Mr. and Mrs. Paul Moscatello, 68 Ridge Road was made by Mrs. Herrlett and seconded by Mrs. Schineller. The voice vote was as follows:

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

The resolution is attached to these minutes.

**Block 9, Lot 4**

**15 Grove Avenue**

**Applicant: Mr. Andrew Ramos**

Memorializing resolution approving construction of two- one story additions and rear wood deck which will, if constructed, encroach into the required side yard and rear yard setbacks.

A motion to approve the memorializing resolution of Mr. Andrew Ramos, 15 Grove Avenue 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, Mr. Beal  
NAYS: None

The resolution is attached to these minutes.

Mr. Beal informed the applicants that currently there are six voting members which subsequently could mean a tie vote, which would be a loss for the applicant. Each of the applicants were informed that they have the option of waiting for additional Board members.

**New Business:**

**Block 137, Lot 2**

**646 Prospect Street**

**Applicant: Mr. & Mrs. Frank Ramdayal**

Applicant proposes to construct two story addition and rear deck which will, if constructed, encroach into the required rear yard setback. Applicant seeks relief from Borough Ordinance 230-45(D), where a 30' rear yard setback is required, 27.2' (addition) and 18.5' (deck) are proposed, a difference of 2.8' and 11.5' respectively and any other variances or waivers that are required in connection with this application.

Mr. Rothwell swore in Scott Bella, architect. Mr. Bella has appeared before this Board numerous times and has been accepted as an expert in his field.

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Mr. Bella reviewed the application and hardships being faced. The applicant is proposing a rear yard two-story addition which a corner of the addition projects into the setback. Additionally, the applicant is proposing a 16" high deck, which has no railings, which also projects into the setback.

Mr. Beal commented that the plans had been changed from a 16" high deck to a patio.

Mr. Bella agreed to take the deck off the plans and simply install a patio. A step will be added to the house which will lower the deck to 8" and eliminating a variance.

Mr. Berninger asked where the steps will be located.

Mr. Bella replied there will be two steps outside of the door and 8" off the grade, there will be no footings.

Mr. Bella continued stating the rear addition projects into the setback by 2.8'. The reason this variance occurs is because the property line is skewed and the building sits parallel to the property line; subsequently creating a 35 degree angle for the structure. Additionally, the lot is substantially undersized at 7,800 square feet where 11,200 is required.

Mr. Bella added on the north side of the property the building currently is 5.4' from the property line. The addition will be built above that, though the structure will be moved back within the setback.

Mr. Chew observed that with this addition the EGFAR is close being the maximum, with 14 square feet remaining.

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

A motion to approve the application of Mr. and Mrs. Frank Ramdayal, 646 Prospect Street was made by Mr. Bourne and seconded by Mrs. Herrlett. The voice vote was as follows:

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

NAYS: None

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

**Block 83, Lot 8**  
**50 Ferndale Avenue**  
**Applicant: Mr. & Mrs. Michael Kelly**

Applicant proposes to construct one story addition and wood deck, which will, if constructed encroach into the required front side yard setback. Applicant seeks relief from Borough Ordinance 230-22(B), where a 37.5' front side yard is required, 17.6' is proposed, a difference of 19.9' and any other variances or waivers that are required in connection with this application.

Mr. Rothwell swore in Michael and Melissa Kelly, 50 Ferndale Avenue.

Mr. Beal commented that the property is currently a corner lot, though it was previously an internal lot with a driveway that went down the side. The lot is 11,000 square feet where corner lots should be 14,000 square feet. The lot is rectangular in shape, very long and narrow. The house as it exists today is non-compliant. The addition being proposed will be in the rear, though not visible from the street.

Mr. Kelly added the addition will include a kitchen expansion and to also provide entry into their garage. Visually the house will be minimally affected, particularly since the garage is detached and set back.

Mr. Beal asked if the applicant would be receptive to keeping the small deck as is. Mr. Kelly replied they would have no problem keeping it a deck.

A motion to approve the application of Mr. and Mrs. Michael Kelly, 50 Ferndale Avenue was made by Mrs. Schineller and seconded by Mr. Chew. The voice vote was as follows:

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

The resolution will be memorialized at next month's 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. Chen and passed unanimously. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Nancy Spiller  
Board Secretary