

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the September 11, 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: William Mitchell, Barbara Schineller, Denley Chew, Robert Bourne and Kay Tuite. Also in attendance was Spencer Rothwell, Esq., Board Attorney. Mrs. Herrlett and Mrs. Chen 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 August 6, 2014 work session and August 14, 2014 regular meeting. A motion was made by Mr. Chew and seconded by Mr. Mitchell and passed unanimously with Mrs. Schineller abstaining from both meetings and Mr. Bourne and Mrs. Tuite abstaining from the August 14th regular meeting.

Old Business

Block 108, Lot 10

31 Valley Road

Applicant: Mr. & Mrs. George Cunningham

Memorializing resolution granting variances for three-car detached garage which encroaches into the required rear yard and driveway which exceeds the permitted width.

A motion to approve the memorializing resolution of Mr. and Mrs. George Cunningham, 31 Valley Road was made by Mr. Chew and seconded by Mr. Beal. The voice vote was as follows:

AYES: Mr. Chew, Mr. Beal

NAYS: None

Mr. Mitchell, Mrs. Schineller, Mr. Bourne and Mrs. Tuite abstained from voting. The resolution is attached to these minutes.

New Business

Block 28, Lot 5

474 Maple Avenue

Applicant: Mr. & Mrs. Brian Cassin

Applicant proposes to construct driveway which will, if constructed, exceed the permitted width beyond 16' of the front lot line. Applicant seeks relief from Borough Ordinance 230-33(B), where 25' is permitted, 35' is proposed, a difference of 10' and any other waivers or variances that are required in relation to this application.

Mr. Rothwell swore in Allison Williams Cassin, 474 Maple Avenue.

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Mrs. Cassin commented when the home was purchased there was no garage, which to build one was always their intention. The applicant is proposing an unattached garage located at the rear of the property. The applicant is requesting a wider driveway back by the garage so they can turn their vehicles around enabling them to exit onto Maple Avenue front first. This request is strictly safety-driven with the following justifications given:

- ❖ Close proximity to Central School so there is an abundance of children walking in the area
- ❖ Close to a bus stop with a steady stream of commuters
- ❖ Maple Avenue is heavily used by large groups of cyclists
- ❖ There is a stone wall on one side of the drive, which inhibits visibility
- ❖ Night time visibility is low as there are few street lights

Mr. Beal noted if the vehicles isn't turned around in the driveway it requires backing out onto Maple Avenue 160'.

Mrs. Schineller agrees that the width is required to turn a vehicle around, adding she believes the neighbors would not be adversely affected.

Mr. Mitchell added a wide driveway actually brings consistency between the neighboring properties.

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. Brian Cassin, 474 Maple Avenue was made by Mrs. Schineller and seconded by Mr. Mitchell. The voice vote was as follows:

AYES: Mr. Mitchell, Mrs. Schineller, Mr. Chew, Mr. Bourne, Mrs. Tuite, 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. Chew and passed unanimously. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary