

**GLEN ROCK ZONING BOARD OF ADJUSTMENT**  
**Minutes of the March 12, 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 Al Tarleton. Also in attendance was Spencer Rothwell, Esq., Board Attorney and Mark Berninger, Zoning Official. Kay Tuite 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 February 4<sup>th</sup> work session and February 12<sup>th</sup> regular meeting. A motion was made by Mrs. Herrlett and seconded by Mrs. Schineller and passed unanimously with Mr. Mitchell and Mr. Chew abstaining from the February 4<sup>th</sup> meeting and Mrs. Chen abstaining from both meetings.

**Old Business**

**Block 129, Lot 8**

**475 Prospect Street**

**Applicant: Mr. Scott D'Elia**

Memorializing resolution approving construction of a one story addition and second story addition which will, if constructed, encroach into the required front yard and side yard setback and exceed the permitted Effective Gross Floor Area Ratio, and construction of a driveway which will encroach on the required distance between it and a driveway on an adjacent property.

A motion to approve the memorializing resolution of Scott D'Elia, 475 Prospect Street was made by Mrs. Schineller and seconded by Mr. Chew. The voice vote was as follows:

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

Mr. Mitchell and Mrs. Chen abstained from voting.

**Block 152, Lot 24**

**245 Hamilton Avenue**

**Applicant: Mr. Raymond Carli**

Memorializing resolution approving the construction of a two story addition which will, if constructed, cause the Effective Gross Floor Area (EGFA) to exceed the permitted amount.

A motion to approve the memorializing resolution of Raymond Carli, 245 Hamilton Avenue was made by Mrs. Schineller and seconded by Mrs. Herrlett. The voice vote was as follows:

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

Mr. Mitchell, Mrs. Chen and Mr. Chew abstained from voting.

**New Business:**

**Block 194, Lot 6**

**361 Boulevard**

**Applicant: Lucas and Anna Kovalcik**

Applicant proposes to construct two one-story additions, which will, if constructed, encroach into the required front and side yard setbacks. Applicant seeks relief from Borough Ordinance 230-54(B), where a 50' front yard is required, 37.87' (addition) and 32.12' (steps) are proposed, a difference of 12.13' and 17.88' respectively and 230-54(C) where a 8.67' side yard is required, 3.3' (side addition) and 6.33' (rear addition) are proposed, a difference of 5.37' and 2.34' respectively and any other waivers or variances that are required in connection with this application.

Mr. Rothwell swore in Lucas Kovalcik, 361 Boulevard.

Mr. Berninger noted it was suggested to the applicant that a front yard setback study be completed. The findings revealed that the front addition and steps are within the setback, consequently not requiring a variance.

Mr. Beal clarified that the applicant is proposing to build two one-story additions; one is on the south side of the house to enclose the side porch (facing Boulevard) and the second addition would be in the rear enclosing a present day deck to expand their kitchen. The lot is rectangular in shape at 9,207 square feet. The lot slopes down in the back toward the railroad tracks. The house is offset to the right of the property. There is a 10' easement between the neighboring properties, which essentially gives the applicant an 82' wide property instead of the 72' that they own. This reduces the impact of a house appearing too large on a piece of property.

Mrs. Herrlett asked what the hardship would be.

Mr. Kovalcik replied the house is offset on the property which requires any addition to be built only on the one side.

Mrs. Schineller noted since the house is offset and the neighbor's is offset in the other direction it gives the appearance of more property.

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

A motion to approve the application of Lucas and Anna Kovalcik, 361 Boulevard was made by Mrs. Schineller and seconded by Mr. Chew. The voice vote was as follows:

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

The resolution will be approved at the next meeting.

**Block 144, Lot 5**  
**72 Delmar Avenue**

**Applicant: Ms. Orlee Goldfeld and Mr. Marc Wolfe**

Applicant proposes to construct new front stoop that will, if constructed, encroach into the required front yard setback. Applicant seeks relief from Borough Ordinance 230-54(B), where a 50' front yard is required, 41' is proposed, a difference of 9' and any other variances or waivers that may be required in connection with this application.

Mr. Rothwell swore in Orlee Goldfeld and Lisa Cohen, architect. Ms. Cohen is a licensed architect in New Jersey and Virginia. Ms. Cohen has previously appeared before this Board and has been accepted as an expert in her field.

Ms. Cohen stated there is an existing undersized cover (2'9") in the direction of travel. The roof slopes forward causing dripping on the current steps. The applicant is proposing a new front porch measuring 5' x 7'. The house is currently noncompliant with the front setback. The new porch would require an additional 2' of noncompliant space to make the front entrance more useable.

Mr. Beal noted the property is rectangular in shape at 9,000 square feet and flat in topography.

Ms. Cohen noted there is no established consistent setback. There is a wide range of porch sizes on the street, with the homes having a larger porch being more appealing.

Mrs. Herrlett asked Ms. Cohen if she feels the undersized porch is a safety concern.

Ms. Cohen replied definitely. Additionally, it will improve the overall appearance of the house.

Ms. Cohen clarified the front addition would not be an entire front porch but rather an entryway. The new entryway would be 7', with the existing one being 5'.

Mr. Mitchell commented the plans as submitted go right up to the maximum EGFAR.

Ms. Cohen stated they will submit an as-built survey to ensure they stay under the EGFAR.

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

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A motion to approve the application of Ms. Orlee Goldfeld and Mr. Marc Wolfe, 72 Delmar Avenue was made by Mrs. Herrlett and seconded by Mrs. Schineller. The voice vote was as follows:

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

The resolution will be approved at the next meeting.

**Block 134, Lot 26**  
**841 Harristown Road**  
**Applicant: Jason and Cristal Whalen**

Applicant proposes to construct second story addition and one story addition which will, if constructed, encroach into the required front and side yard setbacks and exceed the permitted total side yards. Applicant seeks relief from Borough Ordinance 230-54(B), where 50' front yard is required, 49.84' is proposed, a difference of .16' and 230-54(C), where a side yard of 8.4' is required, 4.62' is proposed, a difference of 3.78' and a total side yard of 17.5' is required, a 6.62' is proposed, a difference of .89' and any other variances or waivers that may be required in connection with this application.

Mr. Rothwell swore in Jason Whalen.

Mr. Whalen stated they are proposing to construct a first floor mudroom, which would be in alignment with the existing house and garage, as well as a second level over the existing footprint.

Mr. Beal stated the lot is rectangular in shape at 9,258 square feet and flat in topography.

Mr. Beal noted the 70' width of the lot and placement of the house creates a hardship.

Mr. Bourne noted the house is currently non-compliant and the addition will not encroach any more into the side yard.

Mr. Mitchell expressed concern that the second floor addition will affect the natural light and create a tunnel affect since the houses are so close to the property line.

Mr. Whalen agreed with Mr. Mitchell stating the second floor addition is slightly offset to negate the tunnel affect.

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

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

A motion to approve the application of Jason and Cristal Whalen, 841 Harristown Road was made by Mrs. Schineller and seconded by Mr. Chew. The voice vote was as follows:

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

NAYS: Mr. Mitchell

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. Herrlett and passed unanimously. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Nancy Spiller  
Board Secretary