

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the April 11, 2013 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, Marion Driscoll, Denley Chew, Michael Peters and Robert Bourne. Diane Herrlett, Janet Chen and Barbara Schineller were absent. Also in attendance was Andrew Kohut, Esq., Board Attorney. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

The Board reviewed the minutes of the March 6th work session and March 14th regular meeting. A motion was made by Mrs. Driscoll and seconded by Mr. Chew and passed unanimously with Mr. Peters abstaining from the March 14th meeting.

Old Business:

Block 79, Lot 24

29 Hillview Terrace

Applicant: Mr. & Mrs. Caio Blinder

Memorializing resolution approving variance to construct second story addition which will, if constructed, encroach into the required front yard setback.

A motion to approve the memorializing resolution of Mr. and Mrs. Caio Blinder, 29 Hillview Terrace was made by Mrs. Driscoll and seconded by Mr. Mitchell. The voice vote was as follows:

AYES: Mr. Mitchell, Mrs. Driscoll, Mr. Chew, Mr. Peters, Mr. Bourne, Mr. Beal
NAYS: None

The resolution is attached to these minutes.

Block 63, Lot 12

54 Greenway Road

Applicant: Mr. & Mrs. Robert Dill

Memorializing resolution approving variance to construct second story addition, which will, if constructed, encroach into the required side yard setback.

A motion to approve the memorializing resolution of Mr. and Mrs. Robert Dill was made by Mrs. Driscoll and seconded by Mr. Mitchell. The voice vote was as follows:

AYES: Mr. Mitchell, Mrs. Driscoll, Mr. Chew, Mr. Peters, Mr. Bourne, Mr. Beal
NAYS: None

The resolution is attached to these minutes.

New Business:

**Block 71, Lot 5
3 Marinus Place**

Applicant: Mr. & Mrs. Gurbir Grewal

Applicant proposes to construct second story addition, which will, if constructed, encroach into the required front side yard setback. Applicant seeks relief from Borough Ordinance 230-22(B), where 37.5' is required, 19.44' is proposed, a difference of 18' and any other variances that may be required in connection with this application.

Mr. Beal informed the applicant there are only six board members present and a tie vote would be a loss for the applicant. The applicant elected to move forward.

Mr. Kohut swore in Gurbir Grewal, 3 Marinus Place. Mr. Grewal stated they were recently before the Board for a variance, which was approved. After they received this approval in reviewing the renovation they realized they would be eliminating several key architectural features. Mr. Grewal stated they would like to "slide back" the left third of the second floor so the front elevation stays the same.

Mr. Beal added only if you are standing in front of the house is the addition noticeable. The front setback would remain the same for the first floor. The property is rectangular in shape at 10,600 square feet.

Mr. Kohut clarified the applicant has been approved for the majority of his addition. Only the one portion that is being "shifted" back is before the Board tonight.

Monica Arjani, the applicant's architect, who was previously sworn, described how the addition would be pushed back noting there is a two foot overhang over the patio which was added. The overhang does not need a variance.

Mr. Beal asked how far back the second floor addition was pushed.

Ms. Arjani stated she doesn't have an exact amount though estimates it to be 8-10 feet.

Mr. Mitchell asked if the same distance is being maintained to West Main Street.

Ms. Arjani replied the addition will not be coming any closer to West Main Street.

Mr. Kohut clarified the second floor will be at worst 19.44' from the setback which is what the existing setback is to the first floor.

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Ms. Arjani commented the main goal of the applicant's was to preserve the cathedral ceiling and roof over the kitchen.

Mrs. Spiller confirmed that no EGFAR variance would be required.

Ms. Arjani replied that is correct.

Mr. Beal added the lot is narrow with no neighbors directly across West Main Street.

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

A motion to approve the application of Mr. and Mrs. Gurbir Grewal, 3 Marinus Place was made by Mrs. Driscoll and seconded by Mr. Chew. The voice vote was as follows:

AYES: Mr. Mitchell, Mrs. Driscoll, Mr. Chew, Mr. Peters, Mr. Bourne, Mr. Beal
NAYS: None

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

Block 143, Lot 17
21 Delmar Avenue
Applicant: Mr. & Mrs. Sean Croake

Applicant proposes to construct a one story addition and two second story additions which will, if constructed, encroach into the required rear yard setback. Applicant seeks relief from Borough Ordinance 230-54(D), where 30' is required, 10.7' (one story addition), 13.9' (second story addition) and 12.7' (second story addition) are proposed, a difference of 19.3', 16.1' and 17.3' respectively and any other variances that may be required in connection with this application.

At the request of the applicant this application has been postponed until the May meeting.

As there were no further residents wishing to be heard, a motion to adjourn the meeting was made by Mrs. Driscoll, seconded by Mr. Chew and passed unanimously. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary