

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the August 14, 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, William Mitchell, Janet Chen and Denley Chew. Also in attendance was Spencer Rothwell, Esq., Board Attorney. Mrs. Schineller, Mr. Bourne 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 June 4, 2014 work session and June 12, 2014 regular meeting. A motion was made by Mrs. Chen and seconded by Mrs. Herrlett and passed unanimously with Mr. Mitchell abstaining from the June 12th regular meeting.

Old Business

Block 137, Lot 2

646 Prospect Street

Applicant: Mr. & Mrs. Frank Ramdayal

Memorializing resolution approving construction of a two story addition and rear deck which will, if constructed, encroach into the required rear yard setback.

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

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

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

Block 83, Lot 8

50 Ferndale Avenue

Applicant: Mr. & Mrs. Michael Kelly

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

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

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

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

GLEN ROCK ZONING BOARD MINUTES

Meeting of August 14, 2014

Page 2 of 3

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

The resolution is attached to these minutes.

New Business:

Block 108, Lot 10

31 Valley Road

Applicant: Mr. & Mrs. George Cunningham

Applicant constructed a three car detached garage which encroaches into the required rear yard. In addition, applicant constructed driveway which exceeds the permitted width. Applicant seeks relief from Borough Ordinance 230-14 (A)(3), where 6' is the required rear yard setback for an accessory structure, 5.5' is existing, a difference of .5' and Borough Ordinance 230-33(B) where a 32' width driveway is permitted, a 45' is existing, a difference of 13' and driveway depth to garage doors, where 20' is permitted, 32' is existing, a difference of 12' and any other waivers or variances that are required in relation to this application.

Mr. Rothwell swore in George Cunningham, 31 Valley Road.

Mr. Beal noted that the property is an unusually shaped, oversized lot at 20,251 square feet which is approximately 80% larger than required.

Mr. Beal commented that the post construction survey on the three-car garage revealed a 5.5' setback instead of the required 6' setback.

Mr. Cunningham he was surprised that the garage was too close to the property line. He added this was purely by accident as they have more than enough land to build the garage in a conforming location. Behind the garage is open land with the closest house approximately 150' away.

Mr. Beal reported that the second variance is for the driveway width which should be no wider than 32'. The Zoning Official erred in allowing a 36' wide driveway. Mr. Beal added that although the Zoning Board is not bound by Mr. Berninger's error it would be damaging to the homeowner to punish them. Mr. Beal observed that the excessive 200 square feet of the driveway is not near anyone else's property.

Mr. Cunningham added that the extra 200 square feet allows a vehicle to exit the driveway front first. Additionally, there is a group home across the street which uses multi-passenger vehicles that are parked in front of the house. If vehicles have to exit the driveway by backing up the multi-passenger vehicles on the street could cause a dangerous situation.

GLEN ROCK ZONING BOARD MINUTES

Meeting of August 14, 2014

Page 3 of 3

Mr. Rothwell swore in Maria Cunningham, 31 Valley Road. Mrs. Cunningham agreed stating that it is very difficult to back out of the driveway with a van parked across the street.

Mr. Mitchell commented that any long driveway would be difficult to back out of.

Mrs. Herrlett expressed concern that there is a safety issue when backing out of the driveway.

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. George Cunningham, 31 Valley Road was made by Mrs. Chen and seconded by Mrs. Herrlett. The voice vote was as follows:

AYES: Mrs. Herrlett, Mrs. Chen, Mr. Chew, 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. Herrlett, seconded by Mrs. Chen and passed unanimously. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary