

**GLEN ROCK ZONING BOARD OF ADJUSTMENT**  
**Minutes of the January 10, 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: Diane Herrlett, William Mitchell, Janet Chen, Barbara Schineller, Marion Driscoll, Denley Chew and Michael Peters. Also in attendance were Andrew Kohut, Esq., Board Attorney and Mark Berninger, Zoning Official. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

The Board reviewed the minutes of the December 5<sup>th</sup> work sessions and December 13<sup>th</sup> regular meeting. A motion was made by Mrs. Schineller and seconded by Mrs. Herrlett and passed unanimously.

**Reorganizational Meeting:**

As Chairman of the Nominating Committee, Mr. Mitchell made a motion, which was seconded by Mrs. Chen, for the following nomination to the Zoning Board for 2013:

Mr. Bruce Beal as Chairman

There were no other nominations. The voice vote was as follows:

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

NAYS: None

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As Chairman of the Nominating Committee, Mr. Mitchell made a motion, which was seconded by Mrs. Schineller, for the following nomination to the Zoning Board for 2013:

Mrs. Diane Herrlett as Vice-Chairman

There were no other nominations. The voice vote was as follows:

AYES: Mr. Mitchell, Mrs. Chen, Mrs. Schineller, Mrs. Driscoll, Mr. Chew, Mr. Peters,  
Mr. Beal

NAYS: None

Mrs. Herrlett abstained from voting.

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As Chairman of the Nominating Committee, Mr. Mitchell made a motion, which was seconded by Mrs. Herrlett, for the following nominations to the Zoning Board for 2013:

Wells, Jaworski & Liebman as Board Attorney

There were no other nominations. The voice vote was as follows:

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

NAYS: None

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As Chairman of the Nominating Committee, Mr. Mitchell made a motion, which was seconded by Mrs. Herrlett, for the following nominations to the Zoning Board for 2013:

Nancy Spiller as Board Secretary

There were no other nominations. The voice vote was as follows:

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

NAYS: None

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As Chairman of the Nominating Committee, Mr. Mitchell made a motion, which was seconded by Mrs. Herrlett, for the following nominations to the Zoning Board for 2013:

Mark Berninger as Zoning Official

There were no other nominations. The voice vote was as follows:

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

NAYS: None

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As Chairman of the Nominating Committee, Mr. Mitchell made a motion, which was seconded by Mrs. Schineller, for the following nominations to the Zoning Board for 2013:

Ratification of Stantec Consultants as Borough Engineer

There were no other nominations. The voice vote was as follows:

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

NAYS: None

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As Chairman of the Nominating Committee, Mr. Mitchell made a motion, which was seconded by Mrs. Driscoll, for the following nominations to the Zoning Board for 2013:

Ratification of the Zoning Board By-Laws

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There were no other nominations. The voice vote was as follows:

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

NAYS: None

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As Chairman of the Nominating Committee, Mr. Mitchell made a motion, which was seconded by Mrs. Driscoll, for the following nominations to the Zoning Board for 2013:

Ms. Christine Cofone as Borough Planner

There were no other nominations. The voice vote was as follows:

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

NAYS: None

**Old Business**

**Block 173, Lot 13**

**233 Glen Avenue**

**Applicant: Ms. Maya Kadar and Mr. Gil Kovalsky**

Memorializing resolution denying the application to construct two – 2 story additions and a second story addition which will, if constructed, exceed the permitted Effective Gross Floor Area (EGFAR).

A motion to approve the memorializing resolution of Ms. Maya Kadar and Mr. Gil Kovalsky, 233 Glen Avenue was made by Mrs. Schineller and seconded by Mrs. Driscoll. The voice vote was as follows:

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

NAYS: None

The resolution is attached to these minutes.

**Block 176, Lot 29**  
**67 Waldron Avenue**  
**Applicant: Mr. & Mrs. Stephen Roberts**

Memorializing resolution approving the application to construct two story addition and second story addition which will, if constructed, encroach into the required side yard and exceed the permitted total side yard and Effective Gross Floor area (EGFAR).

A motion to approve the memorializing resolution of Mr. and Mrs. Stephen Roberts, 67 Waldron Avenue was made by Mrs. Driscoll and seconded by Mrs. Schineller. The voice vote was as follows:

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

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

**New Business:**

**Block 180, Lot 12**  
**55 Thornbury Avenue**  
**Applicant: Mr. and Mrs. Michael Forshay**

Applicant proposes to construct second story addition which will, if constructed, encroach into the required side yard setback and be deficient in the minimum total side yard requirement. Applicant seeks relief from Borough Ordinance 230-54(C), where a side yard is 11.64' is required, 7.55' is proposed, a difference of 4.09' and a total side yard of 24.25' is required, 20.71' is proposed, a difference of 3.54' and any other variances or waivers that may be required in connection with this application.

Mr. Kohut swore in Michael and Danielle Forshay, 55 Thornbury Avenue.

Mr. Beal noted the applicant's property is triangular in shape and the square footage is 14,711; which is 3,500 square feet larger than an internal lot is required. Mr. Beal noted the applicant would like to construct a two-story addition in the rear and a second story on the existing home.

Mr. Forshay replied they currently have the back dormered out and would like to extend a two foot cantilever over the existing structure of the home.

Mr. Beal clarified the applicant is simply building up over the left side of the home; the footprint would remain the same. Mr. Forshay agreed.

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Mr. Forshay noted the house will aesthetically continue to look like a cape-style home; there will simply be additional space.

Mr. Forshay added they are not trying to maximize the size of the house and would simply like to have all the bedrooms on the same floor.

Mrs. Schineller noted from the neighboring properties and the proposed plan it appears this renovation will fit in nicely with the area.

Mr. Chew asked if Mr. Forshay feels the irregular shape of the lot creates a hardship.

Mr. Forshay agreed.

Mr. Chew asked if there were any other scenarios explored that would be less encumbering.

Mr. Forshay replied in order to accommodate the minimally sized bedroom this was the least invasive.

A motion to approve the application of Mr. and Mrs. Michael Forshay, 55 Thornbury was made by Mrs. Schineller and seconded by Mrs. Driscoll. The voice vote was as follows:

AYES: Mrs. Herrlett, Mr. Mitchell, Mrs. Chen, Mrs. Schineller, Mrs. Driscoll, Mr. Chew, 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. Driscoll and passed unanimously. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Nancy Spiller  
Board Secretary