

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the March 14, 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 Robert Bourne. Michael Peters was absent. Also in attendance was 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 February 6th work session and February 14th regular meeting. A motion was made by Mrs. Schineller and seconded by Mrs. Driscoll and passed unanimously with Mr. Mitchell and Mrs. Chen abstaining from the February 6th meeting and Mr. Chew abstaining from the February 14th meeting.

Old Business:

Block 162, Lot 2

6 Thurston Terrace

Applicant: Mr. & Mrs. Thomas Moore

Memorializing resolution approving second story addition which will, if constructed, encroach into the required front side yard setback, side yard setback and rear yard setback and exceed permitted stair width and stairs into setback.

A motion to approve the memorializing resolution of Mr. and Mrs. Thomas Moore, 6 Thurston Terrace was made by Mrs. Schineller and seconded by Mrs. Driscoll. The voice vote was as follows:

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

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

Block 71, Lot 5

3 Marinus Place

Applicant: Gurbir Grewal and Amrit Grewal

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

A motion to approve the memorializing resolution of Mr. and Mrs. Gurbir Grewal, 3 Marinus Place was made by Mr. Mitchell and seconded by Mrs. Schineller. The voice vote was as follows:

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

NAYS: None

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

New Business:

Block 79, Lot 24

29 Hillview Terrace

Applicant: Mr. & Mrs. Caio Blinder

Applicant proposes to construct second story addition which will, if constructed, encroach into the required front yard setback. Applicant seeks relief from Borough Ordinance 230-54(B), where 50' is required, 30.92' is proposed, a difference of 19.08' and any other variances and waivers that might be required in connection with this application.

Mr. Kohut swore in Tom Ashbahain, 39 Spring Street, Ramsey. Mr. Ashbahain is a licensed architect and planner in NY and NJ and has appeared before numerous boards throughout the State of New Jersey. Mr. Ashbahain was accepted as an expert in his field.

Mr. Ashbahain stated the applicant is proposing a small addition to their home consisting of a master bath and closet which would be built over an existing library in the house. There would be no expansion beyond the existing perimeter of the house.

Mr. Ashbahain commented there are three existing non-conformities consisting of the lot area, front yard and combined side yard. The lot is slightly undersized where 11,200 square feet is required and 10,126 square feet is provided.

Mr. Ashbahain presented Exhibit A-2 which indicates the subject tax map showing the property is larger than the property to the south which is significantly smaller. Exhibit A-1 was the previously submitted site plan.

The front yard setback required is 50' where 28.2' currently exists. The addition would be 30.92'. Mr. Ashbahain noted this setback is consistent with the houses along Hillview Terrace.

Mr. Beal noted although the applicant's setback is consistent with the neighborhood, their property is actually larger than the neighboring properties.

Mr. Ashbahain stated the sideyard setback required is 23.67' where the existing setback is 17.6' which will remain the same.

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Mr. Ashbahain stated the shape of the property is unique as well as a significant slope to the front of the property. Hillview Terrace is a dead-end street consisting of six homes. Mr. Ashbahain also noted the driveway access is only available through a private easement in the back of the house; consequently there is no front yard driveway access.

Mr. Ashbahain commented the architectural features will be in keeping with the existing home.

Mr. Beal noted the property is long and narrow at 50' x 94' with a severe pitch.

Mrs. Schineller asked if the bushes on the side of the property will remain.

Mr. Ashbahain replied he believes they will remain.

Mr. Kohut swore in Mrs. Blinder, 29 Hillview Terrace. Mrs. Blinder commented these shrubs were planted approximately five years ago; however they are dying. They have had discussions with their neighbor and there are plans to replace them after construction.

Mr. Mitchell asked for clarification on the proposed increase of the EGFAR.

Mr. Ashbahian replied this application is in compliance with the EGFAR regulations as well as impervious coverage.

Mr. Chew asked if there were any objections from the neighbors, particularly the neighbor to the left whom would be most affected.

Mrs. Blinder replied she spoke directly with this neighbor and their only concern was drainage which a second story would not affect the impervious coverage.

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. Caio Blinder, 29 Hillview Terrace 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.

Block 63, Lot 12
54 Greenway Road
Applicant: Mr. & Mrs. Robert Dill

Applicant proposes to construct second story addition, which will, if constructed, encroach into the required side yard setback. Applicant seeks relief from Borough Ordinance 230-54(C), where 14.4' is required, 4.3' is proposed, a difference of 10.1' and any other variances and waivers that may be required in connection with this application.

Mr. Kohut swore in Jacqueline Dill, 54 Greenway Road.

Mr. Beal commented the applicant is proposing to add a second floor to the left side of the house. The existing garage is currently too close to the side property line, consequently so will the second floor. The lot is larger than required at 13,055 square feet where 11,200 is all that is required. The lot is square with the front property line slightly curved. The right side of the property is pitched down to the stream.

Mrs. Dill agreed adding there are a lot of trees on the property in addition to approximately a third of the property in a flood plain and very wet.

Mr. Beal stated the home is located to the left side of property. Additionally, the front of the garage is 6' from the property line and the rear of the garage 4.3' from the property line.

Mr. Beal asked what will be above the garage.

Mrs. Dill replied there will be a bedroom.

Mr. Beal stated the pitch of the lot as well as the flood plain creates a hardship for the owner.

Mrs. Herrlett asked what is to the left of the applicant's house.

Mrs. Dill replied he is not as close to the property line as theirs.

Mrs. Schineller agreed the location of the house on the lot creates a hardship.

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. Robert Dill, 54 Greenway Road was made by Mrs. Herrlett and seconded by Mrs. Chen. The voice vote was as follows:

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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.

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As there were no further residents wishing to be heard, a motion to adjourn the meeting was made by Mrs. Schineller, seconded by Mrs. Chen and passed unanimously. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary