

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the August 6, 2014 Work Session
7:30 PM

In attendance: Bruce Beal, Diane Herrlett, Denley Chew, William Mitchell, Janet Chen, Robert Bourne and Katherine Tuite. Also in attendance was Spencer Rothwell, Esq., Board Attorney.

Old Business:

**Block 137, Lot 2
646 Prospect Street
Applicant: Mr. & Mrs. Frank Ramdayal**

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

The Board Secretary distributed the draft of the resolution prepared by Mr. Rothwell. Mr. Beal asked the Board members to read the draft and contact either Mr. Rothwell or the Board Secretary with any additions or corrections.

**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

The Board Secretary distributed the draft of the resolution prepared by Mr. Rothwell. Mr. Beal asked the Board members to read the draft and contact either Mr. Rothwell or the Board Secretary with any additions or corrections.

New Business:

**Block 108, Lot 10
31 Valley Road
Applicant: Mr. & Mrs. George Cunningham**

Applicant constructed 3 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, 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.

The Board members discussed the application. The applicant received permits for construction of a 3 car detached garage and driveway from the Building Department. When the as-built survey was done, it was noted that the garage is 6" too close to the rear property line and the driveway exceeded the permitted width.

Mr. Beal asked the Board Secretary to outline the maximum permitted driveway width, copies of which were distributed to the Board members. She also distributed copies of the ordinance concerning driveway widths for the Board members' information.

The Board Secretary noted that a maximum width for a driveway is 32' when it is connected to a 3 car garage, but that the applicant was granted a permit for a 36' wide driveway. The constructed driveway exceeded even the 36' width to approximately 45'.

Mr. Beal noted that the property is directly across the street from a group home that often has large transport vehicles in the street.

As there was nothing further before the Board, the meeting was adjourned at 7:40 PM

Respectfully submitted,

Nancy Spiller
Board Secretary