

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the September 3, 2014 Work Session
7:30 P.M.

In attendance: Bruce Beal, Chairman, William Mitchell, Denley Chew, Janet Chen, Barbara Schineller and Robert Bourne. Also in attendance was Spencer Rothwell, Esq., Board Attorney.

Mr. Beal asked the Board members to review the minutes of the August 6, 2014 work session and the August 14 regular meeting. He requested anyone that has any additions or corrections to the minutes contact the Board Secretary.

Old Business:

Block 108, Lot 10

31 Valley Road

Applicant: Mr. & Mrs. George Cunningham

Memorializing resolution granting variances for 3 car detached garage which encroaches into the required rear yard and driveway which exceeds the permitted width.

The Board Secretary distributed drafts of the memorializing resolution prepared by Mr. Rothwell. Mr. Beal asked the Board Members to review the draft and contact Mr. Rothwell or the Board Secretary with any additions or corrections.

New Business:

Block 28, Lot 5

474 Maple Avenue

Applicant: Mr. & Mrs. Brian Cassin

Applicant proposes to construct driveway which will, if constructed, exceed the permitted width beyond 16' of the front lot line. Applicant seeks relief from Borough Ordinance 230-33(B), where 25' is permitted, 35' is proposed, a difference of 10' and any other waivers or variances that are required in relation to this application.

The Board members discussed the application. The applicant wishes to construct a detached garage and small addition to the dwelling. The property currently does not have a garage. Neither the garage nor the addition require variances. The applicant wishes to construct a driveway to the garage which will exceed the permitted width. Applicant is requesting a 35' driveway in the rear of the property where 25' is permitted.

Several Board members noted that the property is located in Maple Avenue, which is a busy street, and exiting backwards might be difficult and dangerous. The Board will listen to testimony as to the reason for the request.

As there was nothing further before the Board, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Nancy Spiller
Board Secretary