

GLEN ROCK ZONING BOARD
Minutes of the February 6, 2013 Meeting
7:30 PM

In attendance: Bruce Beal, Chairman, Diane Herrlett, Barbara Schineller, Marion Driscoll, Denley Chew, Michael Peters and Robert Bourne. Also in attendance was Spencer Rothwell, Esq., substituting for Andrew Kohut, Esq., Board Attorney.

Mr. Beal asked the Board members to review the minutes of the January 2 work session and January 10 regular meeting and contact the Board Secretary with any additions or corrections.

Old Business:

Block 180, Lot 12

55 Thornbury Avenue

Applicant: Mr. and Mrs. Michael Forshay

Memorializing resolution approving variances 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.

The Board Secretary distributed the resolution prepared by Mr. Kohut. Mr. Beal asked the Board to review the draft prior to next week's meeting and call Mr. Kohut with any additions or corrections.

New Business:

Block 162, Lot 2

6 Thurston Terrace

Applicant: Mr. & Mrs. Thomas Moore

Applicant proposes to construct 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. Applicant seeks relief from Borough Ordinance 230-22(B), where 35' front side yard setback is required, 33' is proposed, a difference of 2', 230-54(C) where 6' side yard is required, 4.97' is proposed, a difference of 1.03', 230-54(D), where a 30' rear yard is required, 25.1' is proposed, a difference of 4.9', 230-20(D), where a stair width of 7' is permitted, 9' is proposed, a difference of 2' and a stair encroachment of 5' into the required front yard setback is permitted, 5.4' is proposed, a difference of .4' and any other variances and waivers that might be required in connection with this application.

The Board members discussed the application. The applicant wishes to construct a two story addition which will require several variances. Board members noted that the house is located on a busy corner of Thurston and Harristown, right next to the High School.

Block 71, Lot 5

3 Marinus Place

Applicant: Gurbir Grewal and Amrit Grewal

Applicant proposes to construct one story and second story addition, which will, if constructed, encroach into the required front side yard setback and exceed the permitted Effective Gross Floor Area. Applicant seeks relief from Borough Ordinance 230-22(B), where a front side yard setback of 37.5' is permitted, 13.5' is proposed, a difference of 24' and 230-54 (I) where an EGFAR of 33.63% (3563.23 sq.ft.) is permitted, 35.92% (3806 sq.ft.) is proposed, a difference of 2.29% (242.77 sq.ft.) and any other variances and waivers that might be required in connection with this application.

The Board members discussed the application. The applicant wishes to construct a one story addition and two story addition which will encroach into the required front side yard setback and also exceed the permitted EGFAR.

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

Respectfully submitted,

Nancy Spiller
Board Secretary