

GLEN ROCK ZONING BOARD
Minutes of the April 3, 2013 Work Session
7:30 PM

In attendance: Bruce Beal, Chairman, Diane Herrlett, William Mitchell, Marion Driscoll, Barbara Schineller, Denley Chew and Robert Bourne. Also in attendance was Andrew Kohut, Esq., Board Attorney.

Mr. Beal asked the Board members to read the minutes of the March 6, 2013 work session and March 14, 2013 regular meeting and contact the Board Secretary with any additions or corrections.

Old Business:

Block 79, Lot 24
29 Hillview Terrace

Applicant: Mr. & Mrs. Caio Blinder

Memorializing resolution approving variance to construct second story addition which will, if constructed, encroach into the required front yard setback.

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

Block 63, Lot 12
54 Greenway Road

Applicant: Mr. & Mrs. Robert Dill

Memorializing resolution approving variance to construct second story addition, which will, if constructed, encroach into the required side yard setback.

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

New Business:

Block 71, Lot 5
3 Marinus Place

Applicant: Mr. & Mrs. Gurbir Grewal

Applicant proposes to construct second story addition, which will, if constructed, encroach into the required front side yard setback. Applicant seeks relief from Borough Ordinance 230-22(B), where 37.5' is required, 19.44' is proposed, a difference of 18' and any other variances that may be required in connection with this application.

The Board members discussed the application. The applicant recently was granted a variance for a front side yard second story addition. They are now returning because they would like to push the second story addition a little closer to the front side yard; however, it will not encroach any further than the existing first story. The FAR is still conforming.

Block 143, Lot 17

21 Delmar Avenue

Applicant: Mr. & Mrs. Sean Croake

Applicant proposes to construct a one story addition and two second story additions which will, if constructed, encroach into the required rear yard setback. Applicant seeks relief from Borough Ordinance 230-54(D), where 30' is required, 10.7' (one story addition), 13.9' (second story addition) and 12.7' (second story addition) are proposed, a difference of 19.3', 16.1' and 17.3' respectively and any other variances that may be required in connection with this application.

The Board members discussed the application. The applicant wishes to construct a one story addition and two second story additions that will encroach the required rear yard setback. Several of the Board members noted that the property, while having 14,000 square feet, is a triangular shape and therefore the rear yard variance is required. The applicant had a rear porch which was destroyed by a tree. They wish to rebuild that area with a two story addition. Some of the Board members expressed concern that the addition will be too close to the rear property line.

As there was no further business before the Board, the meeting was adjourned at 7:55 PM.

Respectfully submitted,

Nancy Spiller
Board Secretary