

**GLEN ROCK ZONING BOARD OF ADJUSTMENT**  
**Minutes of the May 1, 2013 Work Session**  
**7:30 PM**

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

Mr. Beal asked the Board members to review the minutes of the April 3, 2013 work session and April 11, 2013 regular meeting and contact the Board secretary with any additions or corrections.

**Old Business:**

**Block 71, Lot 5**  
**3 Marinus Place**

**Applicant: Mr. & Mrs. Gurbir Grewal**

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

The Board Secretary distributed drafts of the resolution prepared by Mr. Kohut. Mr. Beal asked that Board members contact Mr. Kohut with any additions or corrections prior to the regular meeting.

**New Business:**

**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 and waivers 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 which will encroach into the required rear yard setback.

Mr. Beal noted that this is a triangular lot, with lots of property that is essentially unusable for building purposes.

**Block 226, Lot 18**  
**101 Hillman Avenue**

**Applicant: Mr. Michael Kelly and Ms. Alison Chang**

Applicant constructed pool patio which encroaches into the required side and rear yard setbacks. Applicant seeks relief from Borough Ordinance 230-112 (C), which requires a 10' side yard and rear yard setback for a patio surrounding a swimming pool, 2.2' (side yard) and 8.34' (rear yard)

are provided, a difference of 7.8' and 1.66' respectively and any other variances and waivers that may be required in connection with this application.

The Board members discussed the application. The applicant has constructed a patio around an in ground swimming pool. A patio surrounding a swimming pool is required to be 10' from the rear and side property lines. The constructed patio sits 2.2' from the side yard and 8.34' from the rear yard.

**Block 251, Lot 1**  
**59 Andover Terrace**  
**Applicant: Mr. Rag Lulla**

Applicant proposes to construct second story addition, 2- two story additions and new front steps which will, if constructed, encroach into the required front yard and rear yard setbacks. Applicant seeks relief from Borough Ordinance 230-54(B), where a 50' front yard setback is required, 41.63' (steps) are proposed, a difference of 8.37', and 230-54 (D), where a 30' rear yard is required, 15.9' (2<sup>nd</sup> story addition) and 27.5' (2 story rear addition) are proposed, a difference of 14.1' and 2.5' respectively and any other variances and waivers that may be required in connection with this application.

The Board members discussed the application. The applicant wishes to construct a second story addition over an existing one story home, two 2- story additions and new front stairs. The existing house is non-conforming in that it is too close to the rear property line.

The Board members who have already visited the property noted that there is a fence and line of shrubbery that appears to be at the rear property line, but is not. It was suggested to the Board members that they look at the existing survey to see where the true rear property line is.

There was a neighbor present at the meeting. She showed the Board members the notice she received and it stated that the work session is stated as May 8, when in reality it is May 1. Mr. Kohut stated that the notice was faulty and the applicant will have to renote for June.

As there was nothing further before the Board, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Nancy Spiller  
Board Secretary

**\*Agenda Subject to Amendment**

**Nancy Spiller**  
**Board Secretary**