

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the October 1, 2014 Work Session
7:30 PM

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

Mr. Beal asked the Board members to review the minutes from the September 3 and September 11 meetings and contact the Board Secretary with any suggested changes or additions.

Old Business:

Block 28, Lot 5

474 Maple Avenue

Applicant: Mr. & Mrs. Brian Cassin

Memorializing resolution approving variances for construction of a driveway which will, if constructed, exceed the permitted width beyond 16' of the front lot line.

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

New Business:

Block 19, Lot 12

34 High Street

Applicant: Nitas Patthanakittikul and Arin Kornchankul

Applicant proposes to construct attached garage, which will, if constructed, encroach into the required side yard setback. Applicant seeks relief from Borough Ordinance 230-54(C), where 8.2' is required, 3' is proposed, a difference of 5.2' and any other waivers or variances that are required in relation to this application.

The Board members reviewed the application. The applicant is constructing additions to the home, one of which is an attached garage. The attached garage is the only aspect of the project that requires a variance. Mrs. Herrlett noted that the plans indicate an EGFAR variance is needed, however, the application does not indicate that one is being requested. The Board Secretary read a text from the Zoning Officer, who was not present at the meeting, that the two rear decks are not considered in the EGFAR calculations so the proposed EGFAR is very slightly under the maximum permitted. The Board Secretary suggested that a condition of approval could be the inclusion of coverage calculations on the required as-built survey, should the Board choose to approve the application.

As there was nothing further before the Board, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

Nancy Spiller, Board Secretary