

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the November 5, 2014 Work Session
7:30 PM

In attendance: Bruce Beal, Barbara Schineller, Diane Herrlett, Janet Chen, Kay Tuite, William Mitchell, Denley Chew. Absent was Bob Bourne. Also in attendance was Spencer Rothwell, Esq., Board Attorney.

Mr. Beal asked the Board Members to review the minutes of the October 1 work session and the October 9 regular meeting and advise the Board Secretary of any additions or corrections.

Old 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 Secretary received a letter from the applicant stating that they wish to be postponed until the December meeting. Mr. Beal agreed to that request.

New Business:

Block 204, Lot 7

98 Hazelhurst Avenue

Applicant: 98 Hazelhurst LLC

Applicant proposes to construct second story addition and rear deck, which will, if constructed, encroach into the required front, front side and rear yards. Applicant seeks relief from Borough Ordinance 230-54(B), where a 50' front yard is required, 46.25' is proposed, a difference of 3.75', 230-22(B), where a 37.5' front side yard is required, 24.35' is proposed, a difference of 13.15' and 230-54(D), where a 30' rear yard is required, 18.44' (2nd story addition) and 22.5' (rear deck) are proposed, a difference of 7.5' 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 second story addition over an existing one story home which is currently non-conforming in its location on the property. In addition, the applicant wishes to construct a rear deck which will encroach into the required rear yard setback.

The Board members requested that the applicant stake out the proposed deck in order to help them visualize where it will be located.

Block 141, Lot 12
719 Ackerman Avenue
Applicant: Mr. Philip Cosimano

Applicant constructed a wood deck which exceeds the permitted building/structure coverage and exceeds the permitted impervious coverage. Applicant seeks relief from Borough Ordinance 230-54(G), where 25% building/structure coverage is permitted, 36.4% is provided, a difference of 11.4% and Borough Ordinance 230-33(J) where 50% impervious coverage is permitted, 70.6% is provided, a difference of 20.6% and any other waivers or variances that are required in relation to this application.

The Board members discussed the application. While having a resale inspection, it was noted that that building/structure coverage and the impervious coverage on the property was significantly over the permitted amounts. It was noted that the 3 car garage was apparently built with a permit, however, it appears that the deck and extensive driveway were not.

Mr. Berninger submitted a memo to the Board explaining some of the history of the property and what were his findings.

It was noted that even if the deck was removed, the coverage would still exceed the permitted amount.

Block 234, Lot 14
72 Woodvale Road
Applicant: Mr. Jin Chung

Applicant proposes to construct roof overhang over existing front steps which will, if constructed, encroach into the required front side yard setback. Applicant seeks relief from Borough Ordinance 230-22(B), where a 37.5' side yard setback is required, 20.24' is proposed, a difference of 17.26' and any other waivers or variances that are required in connection with this application.

The Board members discussed the application. The applicant wishes to construct a roof overhang over an existing platform which extends into the required front side yard setback.

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

Nancy Spiller
Board Secretary