

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the June 4, 2008 Work Session
7:30 p.m.

In attendance: Bruce Beal, Diane Herrlett, William Mitchell, Barbara Schineller, Marion Driscoll, Denley Chew and Michael Peters. Also in attendance were Andrew Kohut, Esq., Board Attorney and Albert Roughgarden, Borough Engineer.

Mr. Beal asked the Board members to read the minutes from the previous month and call the Board Secretary with any additions or corrections.

Old Business:

Block 162, Lot 8
10 Crestwood Drive
Applicant: Mr. & Mrs. Wai-Hing Cheung

Memorializing resolution to construct second story addition, widen existing steps and construct a new porch roof 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 resolution and call Mr. Kohut with any additions or corrections.

Block 115, Lot 5
120 Glen Avenue
Applicant: Mr. & Mrs. Edgar W. Weathers

Memorializing resolution to construct new detached garage over existing foundation that will, if constructed, required multiple variances.

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

Block 94, Lot 11
80 Bradford Street
Applicant: Mr. & Mrs. Peter Cassidy

Memorializing resolution to construct expanded driveway, which will, if constructed, exceed the permitted width past 16' of the curb.

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

Block 43, Lot 1

471 Doremus Avenue

Applicant: JDN Properties at Glen Rock, LLC

Memorializing resolution for extension of final site plan approval and previously granted variances.

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

Block 4, Lot 4

10 Glendale Road

Applicant: Bruce and Stephanie Vanden Assem

Applicant proposes to expand the width of one of the two driveways located on the property beyond the permitted 20' width permitted within 16' of the curb. Applicant seeks relief from Borough Ordinance 230-33(B), where a maximum of 20' width is permitted within 16' of the curb, 25' is proposed, a difference of 5', and 230-33(C) where one driveway curb cut is permitted, two are proposed, a difference of one and any other variances and waivers that are required in connection with this application.

The applicant submitted updated plans which show a reduction in the second driveway, eliminating all variances except for a second driveway. The proposed second driveway will be moved 5' from its current location and be 15' in width throughout.

Block 178, Lot 15

266 Harristown Road

Applicant: Glen Rock Property, LLC

Applicant proposes to install an outpatient surgery center on the first floor of its pre-existing building. Applicant seeks use variance for medical use in the OB-2 zone and parking variance where 83 spaces are required for the use, 5 are provided, for a difference of 78 spaces and any other variances and waivers that are required in connection with this application.

Mr. Roughgarden stated that he has received the updated parking survey and will have his review letter prepared and distributed by Friday. He stated that four other medical use office buildings in the area were studied in the parking survey. He did state, however, that the proposed use as a same day surgery center, was not the typical medical use and that testimony from the applicant should address this.

New Business:

Block 130, Lot 17

538 Rock Road

Applicant: Ms. Deborah Kelly

Applicant proposes to construct 2nd story addition and new open roof assembly over existing steps requiring a front yard variance. Applicant seeks relief from Borough Ordinance 230-54(B) where 35.1' is required (average setback study), 29.8' (addition) and 26.8' (open roof assembly)

are proposed, a difference of 5.3' and 8.3' respectively and any other variances and waivers that are required in connection with this application.

The Board members discussed the application which is for a second story and a new open roof assembly over existing steps. Front yard variances are required for both.

Block 40, Lot 19

283 Doremus Avenue

Applicant: Ms. Carol Eichorn

Applicant proposes to construct expanded driveway, which will, if constructed, exceed the maximum permitted driveway width within the first 16' of the curb and encroach closer to the side lot line than permitted. Applicant seeks relief from Borough Ordinance §230-33(B), where 20' driveway width is permitted within the first 16' of the curb, 23' is proposed, a difference of 3' and §230-33(E), where a minimum of 2' is required from the side property line, 0' is proposed, a difference of 2' and any other variances and waivers that are required in connection with this application.

The Board members discussed the application. The applicant wishes to expand her shallow driveway to allow sufficient space for 2 cars to park side by side. She is forced to expand towards the property line because the other side has a Borough tree. She requested that the tree be removed to allow her to expand the driveway, however, she was denied from the Department of Public Works.

Block 1, Lot 3

20 Park Avenue

Applicant: Mr. & Mrs. Steven Kopelman

Applicant proposes to construct one story addition, which will, if constructed, exceed the permitted building/structure coverage. Applicant seeks relief from Borough Ordinance §230-54(G), where 25% is permitted, 27.57% is proposed, a difference of 2.57% and any other variances and waivers that are required in connection with this application.

The Board members discussed the application. The applicant wishes to construct a one story addition which will cause the building structure coverage to exceed the 25% maximum. The applicant is not proposing to go any further to the side yard than the current dwelling.

Block 79, Lot 22

21 Hillview Terrace

Applicant: Mr. Thomas Vielbig & Ms. Theresa Grajo

Applicant proposes to construct first story addition and second story addition, which will, if constructed, encroach into the required front yard setback and not meet the total side yard minimum. Applicant seeks relief from Borough Ordinance §230-54 (B), where 35' is required (average setback study), 31.3' (2nd story), .5' (1st story) and 29' (roof overhang) are proposed, a difference of 3.7', .5' and 6' respectively and Borough Ordinance §230-54(C), where a minimum total side yard of 13.5' is required, 8.7' (at the 50' front yard setback line) and 12.4' (at the front of the addition) are proposed, a difference of 4.8' and 1.1' respectively and any other variances and

waivers that are required in connection with this application.

The Board members discussed the application. The applicant proposes to construct a second story addition and one story addition which will require several front yard variances and a variance for total side yard.

The Board members seemed concerned about the total side yard and its impact to the neighbors.

Block 129, Lots 15 & 18
531-541 Prospect Street
Applicant: Sri Guru Singh Sabha, Inc.

Applicant seeks extension to previously granted preliminary and final site plan approval, use and bulk variances for improvements to existing house of worship.

The Board members discussed the request for extension of preliminary and final site plan approval. Mr. Kohut stated that this would be for a one year extension.

Several of the Board members were concerned that the applicant has not maintained the wetlands at the rear of their property.

As there was nothing further before the Board, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the June 12, 2008 Work Session
7:30 p.m.

In attendance: Bruce Beal, Diane Herrlett, William Mitchell, Barbara Schineller, Marion Driscoll, and Denley Chew. Also in attendance were Andrew Kohut, Esq., Board Attorney, Albert Roughgarden, Borough Engineer, Atsushi Inoue, Borough Planner and Mark Berninger, Zoning Official.

Mr. Beal asked the Board members if there were any additions or corrections to last month's minutes. There were none. They will be memorialized at this evening's regular meeting.

Old Business:

Block 162, Lot 8
10 Crestwood Drive

Applicant: Mr. & Mrs. Wai-Hing Cheung

Memorializing resolution to construct second story addition, widen existing steps and construct a new porch roof which will, if constructed, encroach into the required front yard setback.

The Board members reviewed the resolution prepared by Mr. Kohut. There were no additions or corrections. The resolution will be memorialized at this evening's meeting.

Block 115, Lot 5
120 Glen Avenue

Applicant: Mr. & Mrs. Edgar W. Weathers

Memorializing resolution to construct new detached garage over existing foundation that will, if constructed, required multiple variances.

The Board members reviewed the resolution prepared by Mr. Kohut. There were no additions or corrections. The resolution will be memorialized at this evening's meeting.

Block 94, Lot 11
80 Bradford Street

Applicant: Mr. & Mrs. Peter Cassidy

Memorializing resolution to construct expanded driveway, which will, if constructed, exceed the permitted width past 16' of the curb.

The Board members reviewed the resolution prepared by Mr. Kohut. There were no additions or corrections. The resolution will be memorialized at this evening's meeting.

Block 43, Lot 1
471 Doremus Avenue

Applicant: JDN Properties at Glen Rock, LLC

Memorializing resolution for extension of final site plan approval and previously granted variances.

The Board members reviewed the resolution prepared by Mr. Kohut. There were no additions or corrections. The resolution will be memorialized at this evening's meeting.

Block 4, Lot 4

10 Glendale Road

Applicant: Bruce and Stephanie Vanden Assem

Applicant proposes to expand the width of one of the two driveways located on the property beyond the permitted 20' width permitted within 16' of the curb. Applicant seeks relief from Borough Ordinance 230-33(B), where a maximum of 20' width is permitted within 16' of the curb, 25' is proposed, a difference of 5', and 230-33(C) where one driveway curb cut is permitted, two are proposed, a difference of one and any other variances and waivers that are required in connection with this application.

The applicant submitted updated plans which show a reduction in the second driveway, eliminating all variances except for a second driveway. The proposed second driveway will be moved 5' from its current location and be 15' in width throughout. Only one variance will be needed with this revised plan, which would be for two driveways on one property. The second driveway would otherwise be in conformance with size and location.

Block 178, Lot 15

266 Harristown Road

Applicant: Glen Rock Property, LLC

Applicant proposes to install an outpatient surgery center on the first floor of its pre-existing building. Applicant seeks use variance for medical use in the OB-2 zone and parking variance where 83 spaces are required for the use, 5 are provided, for a difference of 78 spaces and any other variances and waivers that are required in connection with this application.

Mr. Collins, attorney for the applicant, supplied floor plans of the proposed medical facility. Both Mr. Roughgarden and Mr. Inoue reviewed the application and prepared and distributed review letters. Both will be available at the regular meeting to listen and comment on testimony.

New Business:

Block 130, Lot 17

538 Rock Road

Applicant: Ms. Deborah Kelly

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The Board members discussed the application which is for a second story and a new open roof assembly over existing steps. Front yard variances are required for both.

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The Board members discussed the application. The applicant wishes to expand her shallow driveway to allow sufficient space for 2 cars to park side by side. She is forced to expand towards the property line because the other side has a Borough tree. She requested that the tree be removed to allow her to expand the driveway, however, she was denied from the Department of Public Works. The driveway is facing Leone Court, at the rear of the property and the tree in question is also on Leone Court.

Block 1, Lot 3

20 Park Avenue

Applicant: Mr. & Mrs. Steven Kopelman

Applicant proposes to construct one story addition, which will, if constructed, exceed the permitted building/structure coverage. Applicant seeks relief from Borough Ordinance §230-54(G), where 25% is permitted, 27.57% is proposed, a difference of 2.57% and any other variances and waivers that are required in connection with this application.

The Board members discussed the application. The applicant wishes to construct a one story addition which will cause the building structure coverage to exceed the 25% maximum. The applicant is not proposing to go any further to the side yard than the current dwelling. There is a deck to the rear of the property.

Block 79, Lot 22

21 Hillview Terrace

Applicant: Mr. Thomas Vielbig & Ms. Theresa Grajo

Applicant proposes to construct first story addition and second story addition, which will, if constructed, encroach into the required front yard setback and not meet the total side yard minimum. Applicant seeks relief from Borough Ordinance §230-54 (B), where 35' is required (average setback study), 31.3' (2nd story), .5' (1st story) and 29' (roof overhang) are proposed, a difference of 3.7', .5' and 6' respectively and Borough Ordinance §230-54(C), where a minimum total side yard of 13.5' is required, 8.7' (at the 50' front yard setback line) and 12.4' (at the front of the addition) are proposed, a difference of 4.8' and 1.1' respectively and any other variances and waivers that are required in connection with this application.

The Board members discussed the application. The applicant proposes to construct a second story addition and one story addition which will require several front yard variances and a variance for total side yard.

Block 129, Lots 15 & 18
531-541 Prospect Street
Applicant: Sri Guru Singh Sabba, Inc.

Applicant seeks extension to previously granted preliminary and final site plan approval, use and bulk variances for improvements to existing house of worship.

The Board Secretary received a letter from the applicant's attorney, Mr. Fred Roughgarden. Mr. Roughgarden requested that this application be postponed until the July meeting to allow his client to address the issues that concern the Board.

As there was no further matter before the Board, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary