

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the January 31, 2018 Work Session
7:30 PM

In attendance: Diane Herrlett, Bob Bourne, Kay Tuite, Bill Mitchell, Barbara Schineller, Janet Chen, Marc Sturiale and Mary Barchetto. Also in attendance were Spencer Rothwell, Esq., Board Attorney and Robert Nash, P.E., Borough Engineer.

Mrs. Herrlett asked the Board members to review the minutes of the January 3, 2018 work session and contact the Board Secretary with any additions or corrections.

Old Business:

Block 228, Lot 5

116 Hillman Avenue

Applicant: Mr. Kenneth Doerr

Memorializing resolution approving variance to construct two story addition and one story addition, which will, if constructed, encroach into the required rear yard setback.

The Board Secretary will forward the draft of the resolution prepared by Mr. Rothwell when she receives it. The Board will vote on the resolution at next week's regular meeting.

Block 50, Lot 3

381 Dunham Place

Applicant: Mr. Andrew Ferrara

Memorializing resolution approving variance proposes to install free standing hot tub in the side yard contrary to Borough Ordinance 230-112(A) which states hot tubs are not permitted in the side yard.

The Board Secretary will forward the draft of the resolution prepared by Mr. Rothwell when she receives it. The Board will vote on the resolution at next week's regular meeting.

Block 17, Lot 10

366 South Maple Avenue

Applicant: 366 South Maple Avenue Assoc. LLC

Applicant requests use variance and preliminary and final site plan approval for construction of a three (3) story eight (8) unit multiple family residential building with first floor parking garage and any other variances or waivers that may be required in connection with this application.

Mr. Nash went over the revisions made by the applicant. He stated the applicant indicated how cars could enter and exit the rather type parking spaces under the building. He has some concerns about the plan and will ask for testimony from the applicant at next week's meeting. He also stated that the hatched area for the handicapped space must be flipped in order to allow

passengers to exit the vehicle in a wheelchair safely. This will put the parking space nearer the wall, which will make it more difficult to park.

Mr. Nash also indicated that the revised plans show a revision in the lighting of the parking area, which was in keeping with the Borough Engineer's review letter.

Mrs. Herrlett asked that the Board Secretary again send the Board members and the applicant Chief Ackermann's review letter.

New Business:

Block 165, Lot 1

82 Abbingdon Terrace

Applicant: Mr. Robert Jones

Applicant proposes to construct 1-1/2 story addition which will, if constructed, exceed the permitted Effective Gross Floor Area Ratio (EGFAR), encroach into the required side yard and exceed the required total side yards. Applicant seeks relief from Borough Ordinance 230-54(J), where an EGFAR of 34.74% (3371.88 sq.ft.) is permitted, 35.98% (3492 sq.ft) is proposed, a difference of 1.24% (120.12 sq.ft), 230-54(C), where a side yard of 7.8' is required, 4.35' is proposed, a difference of 3.45' and 230-54(C) where a total side yard of 16.25' is required, 11.75' is proposed, a difference of 4.5' and any other variance and waivers that are required in connection with this application.

The applicant failed to notice for the meeting for the third month in a row. The Secretary will send him a letter indicating he either has to notice or will have to reapply at a later date.

Block 230, Lot 10

134 Elmwood Avenue

Applicant: Mr. David Chang

Applicant constructed driveway within 16' of the curb which is wider than permitted. Applicant seeks relief from Borough Ordinance 230-33(B), where 20' driveway width is permitted within 16' of the curb, 22' 11" was constructed, a difference of 2' 11" and any other variances or waivers that are required in connection with this application.

The Board members discussed the application. The applicant constructed a new home with driveway with a permit. Upon final inspection, it was noted that the driveway was approximately 3' wider than permitted by ordinance and the approved permit. The applicant will offer testimony at next week's meeting.

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

Nancy Spiller
Board Secretary