

AGENDA*
GLEN ROCK ZONING BOARD

WORK SESSION: Wednesday, April 6, 2016 7:30 PM
REGULAR MEETING: Thursday, April 14, 2016 7:30 PM

Roll Call

Sunshine Law

Approval of Minutes: March 2, 2016 work session and March 10, 2016 regular meeting

Old Business:

Block 56, Lot 35

27 Concord Avenue

Applicant: Mr. and Mrs. Marlo Carrillo

Memorializing resolution approving variances to construct second story addition, new front stairs and portico which will, if constructed, encroach into the required front and side yard setbacks.

Block 243, Lot 16

144 Chadwick Place

Applicant: Mr. and Mrs. David Viscardi

Memorializing resolution approving variances to construct second story addition and two story addition which will, if constructed, encroach into the required side yard setback and exceed the permitted total side yard.

Block 135, Lot 10

133 East Gramercy Place

Applicant: Mr. & Mrs. Joshua Bratspies

Memorializing resolution to construct a two story addition and second story addition which will, if constructed, exceed the permitted building/structure coverage

Block 169, Lot 7
258 Gramercy Place
Applicant: Katja Andreo

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

New Business:

Block 115, Lot 15
216-220 Rock Road
Applicant: New York SMSA Limited Partnership d/b/a/ Verizon Wireless

Applicant seeks site plan approval and use variance for installation of a network wireless communications facility atop the Glen Rock Inn.

Block 62, Lot 10
77 Greenway Road
Applicant: Mr. Bradley Buchmann

Applicant proposes to construct new one family dwelling on existing foundation, and additional two story addition, one story addition and one story open porch addition which will, if constructed, encroach into the required front and rear yard setbacks and exceed the permitted floor area. Applicant seeks relief from Borough Ordinance 230-54(B) where a 48.25' front yard setback is required (average setback study) and 45.0' is proposed, a difference of 3.25', 230-54(D) where a 30' rear yard is required, 27' (building) and 23.67' (rear stairs) are proposed, a difference of 3.0' and 6.33' respectively, and 230-54 (J) where a floor area of 38.32% (2,623.9 sq.ft.) is permitted, 45% (3,081.1 sq.ft) is proposed, a difference of 6,68% (457.7 sq ft.) and any other variances or waivers that are required with this application.

***Agenda Subject to Amendment**

Nancy Spiller
Board Secretary