

**AGENDA\***  
**GLEN ROCK ZONING BOARD**

**WORK SESSION:**            **Wednesday, May 6, 2015**            **7:30 PM**  
**REGULAR MEETING:**    **Thursday, May 14, 2015**            **7:30 PM**

**Roll Call**

**Sunshine Law**

**Approval of Minutes:**    **March 4, 2015 work session and March 12, 2015 regular meeting**

**Old Business:**

**Block 194, Lot 6**

**361 Boulevard**

**Applicant: Lucas and Anna Kovalcik**

Memorializing resolution approving variances to construct two one-story additions, which will, if constructed, encroach into the required front and side yard setbacks.

**Block 144, Lot 5**

**72 Delmar Avenue**

**Applicant: Ms. Orlee Goldfeld and Mr. Marc Wolfe**

Memorializing resolution approving variances to construct new front stoop that will, if constructed, encroach into the required front yard setback.

**Block 134, Lot 26**

**841 Harristown Road**

**Applicant: Jason and Cristal Whalen**

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

**New Business:**

**Block 65, Lot 12**

**157 Greenway Road**

**Applicants: Mr. & Mrs. Brian Sulborsky**

Applicant proposes to construct open front porch and second story dormer additions, which will, if constructed, encroach into the required front yard and side yard. Applicant requests relief from Borough Ordinance 230-54B, where a 50' front yard is required, 46.4' (porch), 49.2' (addition) and 44' (steps) are proposed, a difference of 3.6', .8' and 6' respectively and 230-54C, where a 7.2' side yard is required, 6.4' is proposed, a difference of .8' and any other variances or waivers that are required in connection with this application.

**Block 127, Lots 22 and 23**

**432 Grove Street**

**Applicant: 432 Grove Street LLC**

Zoning Officer made a determination that a proposed use of the property does not fall under the use variance granted by a previous owner. Applicant requests relief from that determination.

**Block 206, Lot 7**

**34 Hazelhurst Avenue**

**Applicant: Kayur Parekh and Namrata Palicha**

Applicant proposes to construct second story addition 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' front yard setback is required, 34' is proposed, a difference of 3.5' and any other variances or waivers that are required in connection with this application.

**Block 63, Lot 4**

**102 Greenway Road**

**Applicant: Mark and Katarzyna Ura**

Applicant proposes to construct second story addition, two story addition and front porch which will, if constructed encroach into the required front yard, side yard, rear yard and total side yards, and exceed the permitted Effective Gross Floor Area Ratio (EGFAR.) Applicant seeks relief from Borough Ordinance 230-54(B), where a 47.5' front yard setback is required (average setback study), 46.44' (foundation of house) and 40.73' (porch) are proposed, a difference of 1.06' and 6.77' respectively, 230-54 (C) where a side yard setback of 9.6' is required, 9.35' is proposed, a difference of .25' and a total side yard of 20' is required, 19.55' is proposed a difference of .45', 230-54(D) where a rear yard setback of 30' is required, 23.29' (foundation to house) and 20.01' (steps) are proposed, a difference of 9.9' and 6.71' respectively, and 230-54(J) where an EGFAR of .365 (3,029.5 sq.ft.) is permitted, .3954 (3,281.78 sq.ft.) is proposed, a difference of .0304 (252.28 sq.ft) and any other variances and waivers that are required in connection with this application.

**\*Agenda Subject to Amendment**

**Nancy Spiller  
Board Secretary**