

AGENDA*
GLEN ROCK ZONING BOARD

WORK SESSION: **Wednesday, May 4, 2016** **7:30 PM**
REGULAR MEETING: **Thursday, May 12, 2016** **7:30 PM**

Roll Call

Sunshine Law

Approval of Minutes: **April 6, 2016 work session and April 14, 2016 regular meeting**

Old 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.- **Postponed at the request of the applicant**

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.

New Business:

Block 175, Lot 1.03

5 Romary Court

Applicant: Mr. & Mrs. Tedd Kochman

Applicants propose to construct two additions which will, if constructed, cause the dwelling to exceed the permitted effective gross floor area (EGFA.) Applicant seeks relief from Borough Ordinance 230-54(J), where 3,689 sq.ft. is permitted (32.83%), 3,927 sq.ft. (34.95%) is proposed, a difference of 238 sq.ft. (2.12%) and any other variances and waivers that are required in connection with this application.

Block 180, Lot 7

35 Somerset Court

Applicant: Mr. Seth Schwartz

Applicant proposes to construct a front canopy of existing front steps which will, if constructed encroach into the required front yard setback. Applicant seeks relief from Borough Ordinances §230-54(B) and §230-20(D), where a front yard setback of 42.49' (average setback study) is required, 41.16' (canopy) and 40.33' (overhang) are proposed, a difference of 1.33' and 2.16' respectively and any other variances and waivers that are required in connection with this application.

Block 195, Lot 4

348 Boulevard

Applicant: Ms. Valentina Ramos

Applicant constructed wood frame deck with a building permit which encroaches into the required front side setback. Applicant seeks relief from Borough Ordinance 230-22(B), where a 37.5' front side yard setback is required, 33' is proposed, a difference of 15.5' and any other variances and waivers that are required in connection with this application.

***Agenda Subject to Amendment**

Nancy Spiller

Board Secretary