

AGENDA*
GLEN ROCK ZONING BOARD

WORK SESSION: **Wednesday, November 2, 2016** **7:30 PM**
REGULAR MEETING: **Thursday, November 10, 2016** **7:30 PM**

Roll Call

Sunshine Law

Approval of Minutes: October 5, 2016 work session and October 13, 2016 regular meeting

Old Business:

Block 125, Lot 8

43 Central Avenue

Applicant: Mr. & Mrs. Todd Finkenstadt

Memorializing resolution approving the construction of a one story addition, which will, if constructed, encroach into the required front side yard setback.

Block 136, Lot 13

802 Harristown Road

Applicant: Mr. & Mrs. Rosario Patane

Applicant proposes to construct second story addition and two one story additions which will, if constructed, encroach into the required front and side yards, exceed the permitted width of front steps and exceed the permitted Effective Gross Floor Area (EGFA.) Applicant seeks relief from Borough Ordinance 230-54(B), where 50' front yard is required, 41.30' (garage) and 43.70' (porch) are proposed, a difference of 6.3' and 3.62' respectively, 230-54(C) where a side yard of 8.52' is required, 4.9' is proposed, a difference of 3.62', 230-20(D), where a 7' wide step is permitted, 8' is proposed, a difference of 1' and 230-54(J) where a EGFA of 3336.76 sq. ft is permitted, 3,666 sq. ft. is proposed, a difference of 329.24 sq. ft. and any other variances or waivers that are required in connection with this application.

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 – **At the request of the applicant, this matter has been postponed until the December 8, 2016 meeting.**

**Block 130, Lot 11
568 Rock Road**

Applicant: Mr. James Zuzzolo and Ms. Karen Aiello

Applicant proposes to construct second story addition which will, if constructed, encroach into the required side yard setback. Applicant seeks relief from Borough Ordinance §230-54(C), where a side yard setback of 7.2' is required, 5.3' is proposed, a difference of 1.9' and any other variances or waivers that may be required in connection with this application.

**Block 169, Lot 9
254 Gramercy Place**

Applicant: Mr. & Mrs. Alexander Garger

Applicant proposes to construct two story addition which will, if constructed, exceed the permitted Effective Gross Floor Area (EGFA.) Applicant seeks relief from Borough Ordinance 230-54(J) where an EGFAR of 38.71% (2,527 square feet) is permitted, 41.08% (2,682 square feet) is proposed, a difference of 2.37% (154.38 square feet.) and any other variances or waivers that may be required in connection with this application.

***Agenda Subject to Amendment**

**Nancy Spiller
Board Secretary**