

AGENDA*
GLEN ROCK ZONING BOARD

WORK SESSION: Wednesday, November 30, 2016 7:30 PM
REGULAR MEETING: Thursday, December 8, 2016 7:30 PM

Roll Call

Sunshine Law

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

Old Business:

Block 113, Lot 13

802 Harristown Road

Applicant: Mr. & Mrs. Rosario Patane

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

Block 130, Lot 11

568 Rock Road

Applicant: Mr. James Zuzzolo and Ms. Karen Aiello

Memorializing resolution approving the application to construct second story addition which will, if constructed, encroach into the required side yard setback

Block 169, Lot 9

254 Gramercy Place

Applicant: Mr. & Mrs. Alexander Garger

Memorializing resolution denying the application to construct two story addition which will, if constructed, exceed the permitted Effective Gross Floor Area (EGFA.)

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.**

New Business:

Block 196, Lot 2
21 Harristown Road

Applicant: Grace Redeemer Church

Applicant requests conditional use variance and minor site plan approval for use as a house of worship.

Block 179, Lot 8
69 Ferndale Avenue

Applicant: Rocco Orlando, Jr.

Applicant proposes to construct a one story and two story addition which will, if constructed, encroach into the required front yard and side yard setbacks and exceed the permitted building/structure coverage and floor area. Applicant seeks relief from Borough Ordinance 230-54B, where a front yard of 50' is required, 47' is proposed, a difference of 3', 230-54C, where a side yard of 6' is required, 4.39' is proposed, a difference of 1.61', 230-54G, where a building/structure coverage of 25% is permitted, 28.2% is proposed, a difference of 3.2%, and 230-54J where 38.13% (2,668.75 sq.ft) is permitted, 42.97% (3,008 sq.ft.) is proposed, a difference of 4.84% (339.25 sq.ft.) and any other variances and waivers that are required in connection with this application.

***Agenda Subject to Amendment**

Nancy Spiller
Board Secretary